This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/23/08 13:55 5 pgs
Fees:28.00 Taxes:3461.45
20080723-0075562

BOC 31-B
S&R
JHR

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Seven Bells, LLC c/o Arthur W. McWilliams 4560 Trousdale Drive, Ste 100 Nashville, TN 37204	Same	072 00 0 007 042 12 0 024

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, SUE B. RANKIN (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto SEVEN BELLS, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See **Exhibit "A"** attached.

This property is known as 3106 Ambrose Avenue, Nashville, Tennessee and 0 Walker Terrace and Williams Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's successors and assigns forever.

Grantor covenants that she is lawfully seized and possessed of the real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 2008 and subsequent years.

2. Subject to applicable zoning and building requirements and all visible easements and encroachments.

3. Matters shown on the Plan of record as Book 2330, page 37, said Register's Office. (Williams Avenue)

4. Long Form Lease of record as Book 7318, page 736, said Register's Office. (Williams Avenue)

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4758, page 118, said Register's Office. (Ambrose Avenue)

Excepting only the Permitted Exceptions, Grantor further covenants and binds herself, her heirs, successors, and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's successors, and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the Permitted Exceptions set forth above), but not further or otherwise.

IN TESTIMONY WHEREOF, Grantor has signed this deed on the 22 day of July, 2008.

Sue B. Rankin

Sue B. Rankin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kim C. Engelman, Notary Public in and for the County and State aforesaid, personally appeared SUE B. RANKIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 22 day of July, 2008.

Kim C. Engelman

Notary Public

My Commission Expires:
3/10/2012

KIM C. ENGELMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Kim C. Engelman
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $~~790,000.00.~~ 935,526.00 am

AFFIANT

Sworn to and subscribed before me this 22 day of July, 2008.

Notary Public

My Commission Expires:
3/10/2012

KIM C. ENGELMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Kim C. Engelman
My Commission Expires
March 10, 2012
STATE OF TENNESSEE

Exhibit "A"

Ambrose Avenue, Nashville, Tennessee:

Being A Parcel Of Land In The 8th Councilmanic District Of Metropolitan Nashville And Davidson County, Tennessee And Being Located On And East Of Ambrose Avenue And Being More Particularly Described based upon a survey prepared by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., TN RLS NO. 1728, dated June 10, 2008, as follows:

Beginning At A PK Nail In The Easterly Margin Of Ambrose Avenue At The Northwest Corner Of 3102 Ambrose, LLC Instrument Number 20010425-0041034, R.O.D.C.,TN And Proceeding With The Easterly Margin Of Ambrose Avenue, The Following Calls, North 03°01' 59" East, 149.25 Feet To A Point, The Beginning Of A Curve To The Left With A Delta Angle 55°33'01", Radius Of 434.92 Feet, Chord Bearing Of North 24°44'32" West, 405.35 Feet To An Iron Pin;

Thence North 52°31'02"West, 32.12 Feet To A PK Nail;

Thence With A Curve To The Right With A Delta Angle 93°40'08", A Radius Of 25.00 Feet, A Chord Bearing North 05°40'58" West, 36.47 Feet To A PK Nail;

Thence With A Curve To The Right With A Delta Angle 13°46'13" A Radius Of 789.02 Feet, A Chord Bearing Of North 48°33'56" East, 184.18 Feet To An Iron Pin, The Northwest Corner Of The Paulo Products Co. Deed Book 7681, Page 48 R.O.D.C.,TN;

Thence Leaving The Margin Of Ambrose And With The Westerly Line Of Aforementioned, And With The Following Calls, South 35°02'33" East, 458.68 To A Point;

Thence In A Southerly Direction And Passing Through The Northwest Corner Of Ronald A Waddle Deed Book 6305, Page 470, South 04°57'30" East, 333.53 Feet To An Iron Pin The Northwest 3102 Ambrose, LLC Instrument No. 20010425-0041034 R.O.D.C.,TN;
Thence With The Northerly Line Of Aforementioned North 87°02'01" West, 185.76 Feet To The Point Of Beginning.

Containing 3.14 Acres Or 136,809.9 Square Feet More Or Less.

Williams Avenue, Nashville, Tennessee:

BEING A TRACT OF LAND LOCATED ON THE SOUTHERLY SIDE OF WILLIAMS DRIVE AND TO THE EAST OF WALKER TERRACE AT THEIR INTERSECTION IN THE 4TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY TENNESSEE, AND ALSO BEING KNOWN AS LOTS 4 AND 5 AND PART OF LOT 3 OF GRIDIRON HEIGHTS AS RECORDED IN PLAT BOOK 2330, PAGE 37, R.O.D.C., TN AND BEING MORE PARTICULARLY DESCRIBED BASED UPON A

SURVEY PREPARED BY VOLUNTEER LAND SURVEYING SERVICES, Phillip E. Holmes, Jr., TN RLS No. 1728, dated 7/05/08, AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED IN THE SOUTHERLY RIGHT OF WAY MARGIN OF WILLIAMS DRIVE (50' R.O.W.) SAID IRON PIN BEING LOCATED AT THE TERMINUS OF THE RADIUS RETURN FROM WALKER TERRACE (50' R.O.W.) THE WESTERLY RIGHT OF WAY MARGIN OF WILLIAMS DRIVE;
THENCE, FOLLOWING THE SOUTHERLY RIGHT OF WAY MARGIN OF WILLIAMS DRIVE SOUTH 86°15'32" EAST, 262.00 FEET TO AN IRON PIN LOCATED AT THE NORTHWESTERLY CORNER OF THE BILLY R., EVA J. AND KENNETH S. GROSS TRUSTEES PROPERTY AS RECORDED IN INSTRUMENT NUMBER 20050214-01016506, R.O.D.C.,TN;

THENCE, FOLLOWING THE WESTERLY BOUNDARY OF SAID GROSS PROPERTY SOUTH 8°25'41" WEST, 305.95 FEET TO AN IRON PIN, SAID PIN MARKING THE NORTHEASTERLY CORNER OF THE FRANK L. WALDEN TRUSTEE PROPERTY OF RECORD IN INSTRUMENT NUMBER 20020225-0023862 R.O.D.C.,TN;

THENCE, FOLLOWING THE NORTHERLY BOUNDARY OF THE WALDEN PROPERTY NORTH 86°15'32" WEST, 257.00 FEET TO AN IRON PIN LOCATED ON THE EASTERLY RIGHT OF WAY MARGIN OF WALKER TERRACE;

THENCE, FOLLOWING SAID ROAD RIGHT OF WAY NORTH 3°44'28" EAST, 284.93 FEET TO AN IRON PIN;

THENCE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.41 FEET AND A CORD OF NORTH 48°44'26" EAST, 28.28 FEET TO THE POINT OF BEGINNING.
TRACT CONTAINS 1.885 ACRES OR 82,093.024 SQUARE FEET MORE OR LESS.

Being part of the same property conveyed to SUE B. RANKIN, by deed from THE BUILDERS COMPANY, of record as Instrument No. 20000120-0006985, dated January 1, 2000, said Register's Office.