Bk 31-B Sec 12 JHR

Davidson County DEEDWARR
Recvd: 07/23/08 13:57 5 pgs
Fees:28.00 Taxes:6475.00
20080723-0075563

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

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	161 00 0 231

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, SUE B. RANKIN, AS TRUSTEE OF THE RANKIN FAMILY TRUST UNDER WILLS OF BONEVIE E. RANKIN AND JAMES J. RANKIN (as to a 1/10TH undivided interest), and THE ASHLAND COMPANY (as to a 9/10th undivided interest), AS TENANTS IN COMMON (hereinafter referred to as the "Grantors"), do 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 5841 Nolensville Rd. Nashville, 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.

Grantors covenant that they are 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. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20031106-0163214, said Register's Office.

4. Easement for sewer line of record as Book 8855, page 529, said Register's Office.

5. Matters shown on the Plan of record as Book 6250, page 850, said Register's Office.

6. Stormwater Detention Agreement of record as Book 8431, page 78, said Register's Office.

7. Easement Agreement of record as Book 8384, page 291, said Register's Office.

8. Short Form Lease of record as Book 8570, page 53, said Register's Office.

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

IN TESTIMONY WHEREOF, Grantors have signed this deed or caused this deed to be executed by its authorized officer or representative, on the 22 day of July, 2008.

Sue B. Rankin, Trustee

Sue B. Rankin, Trustee
of the Rankin Family Trust under the wills
of Bonevie Rankin and James Rankin

THE ASHLAND COMPANY, a
Tennessee General Partnership

By: Sue B. Rankin
Sue B. Rankin, Managing Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kim C. Engelman, a 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), who upon oath acknowledged that she is the Trustee of the Rankin Family Trust, the within named bargainor, who further acknowledged that she executed the name of the Rankin Family Trust by herself as Trustee on 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)

Before me, the undersigned, a 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), and who upon oath acknowledged herself to be the Managing Partner of The Ashland Company, a Tennessee general partnership, the within named bargainor, and that she as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of The Ashland Company by herself as Managing Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 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 $1,750,000.00.

AFFIANT

Sworn to and subscribed before me 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

Exhibit "A"

Nolensville Road, Nashville, Tennessee:

BEING A PARCEL Of LAND IN THE 31ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, and being on and west of Nolensville Road and being Lot 2 of Maple Ridge Subdivision Plat Book 6250, page 850, Register's Office Davidson County, Tennessee and being more particularly described based on a survey prepared by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., TN RLS No. 1728, dated June 2, 2008, as follows:

Beginning at an iron pin in the westerly margin of Nolensville Road at the northeast corner of The Southmark, a planned unit development, Plat Book 7900, page 38, R.O.D.C., TN; and leaving said R.O.W. of Nolensville Road with the northerly line of aforementioned, North 83°05'02" West, 1240.76 feet (Plat N86°24'00", 1240.61 feet) to a point; thence North 83° 02'02" west, 103.49 feet (Plat N85°55'35" w, 103.49 feet) to an iron pin in the easterly line of Swiss Ridge, LLC, Instrument Number 20021219-0157073, R.O.D.C., TN: thence with the easterly line of aforementioned North 06°24'21" east, 299.06 feet to an iron pin (Plat N03°16'05" E, 299.06 feet) the southwest corner of the Silo Storage, LLC, Instrument Number 20050512-0054124, R.O.D.C., TN; thence with the southerly margin of aforementioned South 83°06'16" east, 819.47 feet to an iron pin in the southwest corner of the William C. Henry property Deed Book 11319, page 273, R.O.D.C., TN; thence with southerly line of aforementioned South 83° 44'48" east, 181.07 feet to an iron pin, the northwest corner of the CKL Properties, LLC Instrument Number 20060222-0020485, R.O.D.C., TN; thence with the westerly line of aforementioned South 06°16'41" west, 251.45 feet (Plat S2°56'42" w, 251.50 feet) to an iron pin in the southwest corner of the James Phillips property Deed Book 8941, page 177, R.O.D.C., TN; thence with the southerly line of aforementioned South 83°02'55" east, 344.78 feet (Plat S 86°24'00" East, 344.79 feet) to an iron pin in the westerly margin of Nolensville Road; thence with the westerly margin and with a curve to the right and a delta angle 0°41'07", and a radius of 4,172.18 feet, a chord bearing South 08°17'27" west, chord distance 49.90 feet to the point of beginning. Containing 7.27 acres, or 316,955.7 square feet, more or less.

Being the same property conveyed to THE ASHLAND COMPANY, by deed from SOUTH CENTRAL BELL TELEPHONE COMPANY, of record as Book 8479, page 586, dated November 5, 1991, said Register's Office. THE ASHLAND COMPANY further conveyed a 1/10th undivided interest to JAMES J. RANKIN and wife, BONEVIE E. RANKIN by deed of record as Book 8657, page 863, said Register's Office. The said James J. Rankin and Bonevie E. Rankin have since died. In accordance with the will of James J. Rankin, Probate Case #P-1194, Cheatham County, Tennessee, the property was conveyed by Executor's Deed to SUE RANKIN, AS TRUSTEE OF THE RANKIN FAMILY TRUST, of record as Instrument No. 20021025-0131053, said Register's Office.