THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 12/08/08 08:42 4 pgs
Fees:23.00 Taxes:10360.00
20081208-0118191

File No. 21610-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
D. Todd Carson 6112 Jocelyn Hollow Road Nashville, TN 37205	New Owner	Map 106-05 Parcels 070 and 132

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, BKB PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto D. TODD CARSON, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

BEING part of the same property conveyed to Albert Burnett, an individual, and Middle Tennessee Motor Cars, Inc., a Tennessee corporation, by Special Warranty Deed from John R. Hooton et ux, Elizabeth Hix Hooton, of record in Instrument No. 20011221-0141172, Register's Office for Davidson County, Tennessee. And further conveyed to BKB Properties, LLC, by Quitclaim Deed from Albert Burnett, an individual, and Middle Tennessee Motor Cars, Inc., a Tennessee corporation, of record in Instrument No. 20020131-0013581, Register's Office for Davidson County, Tennessee. A Quitclaim Deed was executed and recorded to correct certain errors in the said Quitclaim Deed, of record as Instrument No. 20081208-0118187, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 5 day of December 2008.

BKB PROPERTIES, LLC
a Tennessee limited liability company

By: _____
Bruce K. Burnett, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Bruce K. Burnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of BKB Properties, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Chief Manager for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 5 day of December 2008.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,800,000.00

_____
Affiant

Subscribed and sworn to before me this
5 day of December 2008.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public
My commission expires: 3/7/2011

Exhibit "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing concrete monument in the north line of the United States Postal service property (Ref. DB 5051, Page 422 R.O.D.C., Tennessee);

Thence North 1 deg. 18 min. 18 sec. West 262.92 feet to an existing iron rod in the east margin of Fesslers Lane; thence, along said east margin, North 24 deg. 28 min. 27 sec. East 60.05 feet to an existing iron rod;

Thence along said margin of Fesslers Lane on a curve to the left with a delta of 8 deg. 39 min. 51 sec., a radius of 761.04 feet, a length of 115.08 feet, and the chord being North 9 deg. 03 min. 30 sec. East 114.98 feet to a an existing iron rod;

Thence around a curve to the right, a delta of 100 deg. 40 min. 08 sec., a radius of 45.00 feet, a length of 79.07 feet to an existing iron rod on the southerly margin of Murfreesboro Road;

Thence with said margin, South 74 deg. 36 min. 18 sec. East 356.29 feet to an existing tack in lead on concrete;

Thence, along a curve to the right having a delta of 73 deg. 19 min. 00 sec., a radius of 20.00 feet, a length of 25.59 feet to an existing tack in lead on concrete on the west margin of Polk Avenue;

Thence, along the said west margin, South 1 deg. 17 min. 18 sec. East 484.79 feet to an existing iron rod at a corner common with Robert H. Chilton, III, as of record in Instrument No. 200704300051325, R.O.D.C., Tennessee;

Thence, leaving said west margin with the northerly property line of Robert H. Chilton, III, North 74 deg. 36 min. 54 sec. West 140.53 feet to an existing iron rod;

Thence, North 15 deg. 23 min. 06 sec. East 9.66 feet to an existing iron rod;

Thence, North 74 deg. 39 min. 04 sec. West 142.00 feet to an existing iron rod;

Thence, South 15 deg. 23 min. 06 sec. West 9.57 feet to an existing iron rod;

Thence, North 74 deg. 36 min. 54 sec. West 117.55 feet to an existing iron rod at a corner common with said United States Postal Service;

Thence, North 74 deg. 36 min. 54 sec. West 80.00 feet to the point of beginning, containing 219,697 square feet (5.04 acres, more or less).

Exhibit "B"
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, a lien not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 3842, Page 273, Register's Office for Davidson County, Tennessee.

(c) Easement to Jack Pirrie, Trustee, of record in Book 4344, Page 598, said Register's Office.

(d) Easement for an 8-inch sewer line to Tee-Gee Realty Corporation of record in Book 2604, Page 617, said Register's Office.

(e) Easement and right-of-way for street and sidewalk purposes of record in Book 3951, Page 254, said Register's Office.

(f) Matters shown on the ALTA/ACSM Land Title Survey of Parcels 70 and 132, Map 106-5, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated November 18, 2008, as Job No. 08248 MHC.