THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
507 East College Street
Dickson, Tennessee 37055
CHIC 9012

Davidson County DEEDWARR
Recvd: 02/09/09 11:28 2 pgs
Fees:13.00 Taxes:2127.50
20090209-0011088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($575,000.00) DOLLARS, paid and to be paid as follows: FIVE HUNDRED FIFTEEN THOUSAND AND 00/100 ($515,000.00) DOLLARS cash in hand paid by DILLARD PROPERTIES, LLC, a Tennessee limited liability company, receipt of which is hereby acknowledged, and the balance of SIXTY THOUSAND AND 00/100 ($60,000.00) DOLLARS, as evidenced by a promissory note of even date herewith payable to SOLID GROUND, LLC, a Tennessee limited liability company, in the principal amount of $60,000.00 , as more fully described in and secured by a Deed of Trust of the property herein conveyed of even date herewith; it, SOLID GROUND, LLC, has bargained and sold, and by these presents does transfer and convey unto the said DILLARD PROPERTIES, LLC, its successors and assigns, a certain tract or parcel of land as follows:

> Situated in the Second Civil District of Davidson County, Tennessee, identified as Lot No. 3-C on the resubdivision of Lot No. 3, Bellevue Center, Section 3 as recorded in Map Book 5190, Page 368, in the Register's Office of Davidson County, Tennessee, and being more particular described as follows:
>
> BEGINNING at a point in the westerly margin of Belle Forest Circle which point is approximately 537.20 feet north of the intersection of Belle Forest Circle and the northerly right of way of U. S. Highway 70 South, sad Lot No. 3-C fronting 155.00 feet on the northwesterly side of Belle Forest Circle and extending back 96.00 feet along its southerly line and 187.31 feet along its northerly line (which line is the common property line between Lot Nos. 3-B and 3-C), and having a broken western line, the two dimension begin 158.00 feet and 27.10 feet.
>
> Being the same property conveyed to Solid Ground, LLC by Special Warranty Deed with Bill of Sale and Assignment of Leases from Jane Kay Hughes O'Farrell, an unmarried woman, dated June 1, 2007, and of record at instrument number 20070604-0065958, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions and reservations of record in Book 5205, Page 123, and further subject to all matters shown on plat of record in Plat Book 5190, Page 368, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to right-of-way of Belle Forest Circle.

This is improved property known as 121 Belle Forest Circle, Nashville, TN 37221.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DILLARD PROPERTIES, LLC, its successors and assigns, forever. And it does covenant with the said DILLARD PROPERTIES, LLC, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unincumbered

except for 2009 Davidson County property taxes which have been prorated and will be paid by Grantees. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said DILLARD PROPERTIES, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

SOLID GROUND, LLC, a Tennessee limited liability company, has caused its company name to be hereto subscribed by its duly authorized officer as and for the 3rd day of February, 2009.

SOLID GROUND, LLC

BY: _____
GLEN E. WOODARD, Member Manager

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appears GLEN E. WOODARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself to be the Member Manager of SOLID GROUND, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by the said GLEN E. WOODARD, as Member Manager.

WITNESS MY HAND and official seal at office in said County this 3rd day of February, 2009.

_____
NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 7-20-2009

My Commission Expires: July 20, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed to before me this 3rd day of February, 2009.

_____
NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Commission Expires 7-20-2009

My Commission Expires: July 20, 2009

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Parcel ID# 14200023900

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
DILLARD PROPERTIES, LLC
101 Union Street
Nashville, TN 37201