BILL GARRETT, Davidson County
Trans:T20090032599 DEEDWARR
Recvd: 05/18/09 11:19 6 pgs
Fees:33.00 Taxes:4347.50
20090518-0045386

Address New Owner:	Map-Parcel Numbers:	Tax Bills:
BA Holdings, LLC **26 Inveraray** **Nashville, TN 37215**	**119-13-287**	**Same**
This instrument prepared by: Bradley Arant Boult Cummings LLP (BRS) 1600 Division Street, Suite 700, Nashville, TN 37203		

EXECUTOR'S DEED

WHEREAS, Raymond W. Waller (the "Decedent") was the owner of certain property located in Davidson County, Tennessee as set out in Book 5373, page 238, Register's Office for Davidson County, Tennessee, and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, Decedent died on January 13, 2007, and his will, dated November 8, 1990 (the "Will"), is filed as Probate Case Number 07P271, Davidson County Probate Clerk's Office; and

WHEREAS, pursuant to Article VIII, Section 10 of the Will, title to the Decedent's property vested in Carleen Waller and Dodson Waller, Co-Executors.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CARLEEN B. WALLER** and **DODSON B. WALLER, CO-EXECUTORS OF THE ESTATE OF RAYMOND W. WALLER**, as to an undivided 2/3 interest, and **GEORGE DAVID WALLER, III**, as to an undivided 1/3 interest (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey to **BA HOLDINGS, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's representatives, successors and assigns, all of Grantor's right, title and interest in and to the Property.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Encumbrances").

This is improved property known as 2936 Nolensville Road, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00.

Affiant

Subscribed and sworn to before me this 15 day of May, 2009.

Notary Public

My Commission Expires: 11/7/2012

MARY M. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2012

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

IN WITNESS WHEREOF, the Grantor has executed this Executors' Deed this 12 day of May, 2009.

Dodson Waller Co Executor

DODSON WALLER,
CO-EXECUTOR OF THE ESTATE OF
RAYMOND W. WALLER

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Mary M. Brown, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Dodson B. Waller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Co-Executor of The Estate of Raymond W. Waller**, the within named bargainor, an estate, and that he as such Co-Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by himself as such Co-Executor.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 12 day of May, 2009.

Mary M. Brown
Notary Public

My Commission Expires:
11/2/2012

MARY M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2012

CARLEEN B. WALLER,
CO-EXECUTRIX OF THE ESTATE OF
RAYMOND W. WALLER

STATE OF Georgia)
COUNTY OF Fulton)

Before me, Carleen B. Waller, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Carleen B. Waller**, 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 **Co-Executrix of The Estate of Raymond W. Waller**, the within named bargainor, an estate, and that she as such Co-Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as such Co-Executrix.

WITNESS my hand and seal at office in Atlanta, Georgia, this the 11th day of May, 2009.

Notary Public

My Commission Expires:
4/14/2012

ORNELLA GROSZ NOTARY PUBLIC GWINNETT COUNTY, GA. MY COMM. EXP. APRIL 14, 2012

GEORGE DAVID WALLER, III

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Mary M. Brown, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **George David Waller, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and having signed as his own free will and act.

WITNESS my hand and seal at office in Nashville Tennessee, this the 12 day of May, 2009.

Mary M. Brown
Notary Public

My Commission Expires:
11/7/2012

MARY M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2012

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 4 on the plat of Waller's Subdivision, of record in Plat Book 6900, page 591, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being part of the same property conveyed to George D. Waller and wife, Julia A. Waller by deed from Joseph Martin, Trustee, of record in Book 1136, page 211, said Register's Office. The said George D. Waller having predeceased Julia A. Waller and the said Julia A. Waller having since died. The will of Julie A. Waller of record in Will Book 149, page 658, Davidson County Probate Court Clerk's Office devised the subject property to Raymond W. Waller, George David Waller, III and Louis L. Waller. The interest of Louis L. Waller was conveyed to Raymond W. Waller and George David Waller, III by deed of record in Book 10807, page 976, said Register's Office. The said Raymond W. Waller having since died and by his will of record in Case No. 07P-271, said Probate Clerk's Office, his interest in the subject property was vested in probate estate.

EXHIBIT B

1. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

3. Liens, encumbrances, or claims thereof, which are not shown by the public record.

4. General or special taxes and assessments required to be paid in the year 2009 and subsequent years for Map-Par. 119-13-287.

5. Matters shown on the Plan of record in Plat Book 6900, page 591, said Register's Office.

6. Possible debts and inheritance taxes against the estate of Raymond W. Waller, deceased.