THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN
Telephone (615)
Fax (615) 261-10

BILL GARRETT, Davidson County
Trans: T20090084722 DEEDWARR
Recvd: 12/16/09 11:57 2 pgs
Fees: 13.00 Taxes: 1295.00
20091216-0114613

STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual value or consideration, whichever is greater, for this transfer is $ 350,000.00

Amanda Usleno
Affiant

orn to and subscribed before me this day of Dec., 2009

Notary Public
Commission Expires: 2-5-2013

THOMAS E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
BBC Holdings, Inc	313 B Bluebird Drive		
233 Bedford Way		Owner	034.01-0A-2.00-CO
Franklin, TN 37064	Goodlettsville, TN 37072		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **TENNESSEE COMMERCE BANK,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **BBC HOLDINGS, INC,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit A of Rivergate Professional Building, a Professional Office Condominium as shown on the Master Deed of record in Book 10222, page 752, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said unit as set forth in the Master Deed and the Association Agreement of Rivergate Professional Building of record in Book 10222, page 767, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Tennessee Commerce Bank by Substitute Trustee's Deed from Kevin J. Jones, Substitute Trustee of record in Instrument No. 20070830-0104223, dated August 23, 2007 and recorded on August 30, 2007, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors 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, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns;

against the lawful claims of all persons whomsoever.

WITNESS my hand this the 9 day of December, 2009.

Tennessee Commerce Bank

Thomas W. Crocker SVP

By: _____

Title: SVP

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, Pamela H. Calhoon, a Notary Public, Thomas W. Crocker, with whom I am personally acquainted, and who acknowledged that he/she executed the within named instrument for the purposes therein contained and who further acknowledged that he/she is Sr. V.P. of Tennessee Commerce Bank and is authorized to execute this instrument on behalf of Tennessee Commerce Bank.

WITNESS my hand and official seal at FRANKLIN, Tennessee, this the 9th day of DECEMBER, 2009.



Pamela H. Calhoon
Notary Public

My Commission Expires: 5/20/2012