THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE)
COUNTY OF)
The actual value or consideration, whichever is greater, for this transfer is $600,000.00.

Affiant

Sworn to and subscribed before me this day of January, 2010

Notary Public

My Commission Expires:

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

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Bosse Road Partnership, LP	Lots 4,5 and 6	Owner	14502009100
600 Walnut Grove Circle	Tyne Estates		14502009200
Nashville, TN 37215	**Nashville, TN 37215**		14502009300

SPECIAL WARRANTY DEED

This deed made on January 15, 2010, by **BBC Holdings, Inc**, Grantor, to **Bosse Road Partnership, LP** Grantee.

Grantor, in consideration of Six Hundred Thousand and no/100 Dollars ($600,000.00), paid by Grantees to Grantor, the receipt of which is acknowledged, does grant and convey to grantees and grantees' heirs and assigns forever the following described property situated in the County of Davidson, State of Tennessee, together with all the estate and rights of Grantor in the following-described premises:

> Land in Davidson County, Tennessee, being Lot Nos 4, 5 and 6 on the Plan of Final Plat Tyne Estates of record in Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to BBC Holdings, Inc by Warranty Deed from Tennessee Commerce Bank dated December 9, 2009 and recorded on December 16, 2009 of record in Instrument No. 20091216-0114612, Register's Office for Davidson County, Tennessee

This real property is also subject to the following: (1) Plan of record in Plat Instrument No. 200609130113525, Register's Office for Davidson County, Tennessee; (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument No.200609150114437, said Register's Office; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7959, page 743, said Register's Office

BILL GARRETT, Davidson County
Trans:T20100003394 DEEDWARRSP
Recvd: 01/19/10 12:51 2 pgs
Fees:13.00 Taxes:2220.00
20100119-0004305

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and

2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

WITNESS my hand this the 15 day of January, 2010.

BBC Holdings, Inc

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, a Notary Public, Harris Creston Jr., 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 President of BBC Holdings, Inc and is authorized to execute this instrument on behalf of BBC Holdings, Inc.

Witness my hand at office this 15 day of January, 2010.

_____
Notary Public

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

My Commission Expires: 2-24-2013