BILL GARRETT, Davidson County
Trans:T20100036391 DEEDWARR
Recvd: 06/15/10 15:01 7 pgs
Fees:38.00 Taxes:1110.00
20100615-0046553

Prepared by:
Robert L. Dann
Miller & Martin, PLLC
832 Georgia Avenue
Chattanooga, TN 37402

LIMITED WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Tax Map – Parcel No.	
W. Brian Reames	Same	12600007000	
412 Ellendale Avenue		126160B00100CO	126160B03100CO
Nashville, TN 37205		126160B00200CO	126160B03200CO
		126160B00300CO	126160B03300CO
		126160B00400CO	126160B03400CO
		126160B00500CO	126160B03500CO
		126160B00600CO	126160B03600CO
		126160B00700CO	126160B03700CO
		126160B00800CO	126160B03800CO
		126160B00900CO	126160B03900CO
		126160B01000CO	126160B04000CO
		126160B01100CO	126160B04100CO
		126160B01200CO	126160B04200CO
		126160B01300CO	126160B04300CO
		126160B01400CO	126160B04400CO
		126160B01500CO	126160B04500CO
		126160B01600CO	126160B04600CO
		126160B01700CO	126160B04700CO
		126160B01800CO	126160B04800CO
		126160B01900CO	126160B04900CO
		126160B02000CO	126160B05000CO
		126160B02100CO	126160B05100CO
		126160B02200CO	126160B05200CO
		126160B02300CO	126160B05300CO
		126160B02400CO	126160B05400CO
		126160B02500CO	126160B05500CO
		126160B02600CO	126160B05600CO
		126160B02700CO	126160B05700CO
		126160B02800CO	126160B05800CO
		126160B02900CO	126160B05900CO
		126160B03000CO	126160B06000CO
			126160B06100CO

THIS INDENTURE is made the 14th day of June, 2010, between **BANK OF AMERICA, N.A.**, a national banking association, hereinafter referred to as the "Grantor", and **W. BRIAN REAMES,** a resident of the state of Tennessee, hereinafter referred to as the

"Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, remise, release, and forever convey to the Grantee, his heirs and assigns, that certain real property described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, with all and singular the rights, members, improvements and appurtenances to the said described premises in anywise appertaining or belonging, to the only proper use, benefit and behalf of the Grantee forever in fee simple.

AND THE GRANTOR will warrant and forever defend the right and title to the said described property unto the Grantee against the claims of the Grantor and all others claiming by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

BANK OF AMERICA, N.A.,
a national banking association

By: Michael Kramer
Michael Kramer,
Assistant Vice President

STATE OF Maryland)
COUNTY OF Anne Arundel

Before me, a Notary Public, appeared Michael Kramer, personally known to me (or proved by satisfactory evidence), as the Assistant Vice President of Bank of America, N.A., and who acknowledged that in such capacity, he executed the foregoing instrument for the purposes therein contained as the free act and deed of said entity.

WITNESS my hand at office this 10th day of June, 2010.

KAREN M. KOCH NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD COMM. EXP. MARCH 4, 2014

Karen M. Koch
Notary Public
[Notarial Seal]
My Commission Expires: 3-4-14

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, W. Brian Reames, hereby swear or affirm that the actual consideration for this transfer is $300,000 00.

W. Brian Reames
Affiant-Grantee

Subscribed and sworn to before
me this 10 day of June, 2010.

Peggy J. Cotham
Notary Public
[Notarial Seal]
My Commission Expires: 1/6/2014

PEGGY J. COTHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[ATTACH EXHIBIT A PROPERTY DESCRIPTION]

EXHIBIT A

Description of Land

TRACT 1

BEING A TRACT OF LAND LYING IN THE NINTH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING PROPERTY OF ADELAIDE ROBB AND J.M. DAVIS, OWNERSHIP OF RECORD IN DEED BOOK 8887, PAGE 979, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING GENERALLY BOUNDED ON THE EAST BY CSX TRANSPORTATION RAILROAD, ON THE SOUTH AND WEST BY NEWSOM STATION ROAD, AND ON THE NORTH BY RIVERWALK SUBDIVISION PHASES 1A AND 1B (RIVERWALK DEVELOPMENT PARTNERS, INC. OF RECORD IN INSTRUMENT 200104250040967 AND 200210220129510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), SAID TRACT DESCRIBED HEREIN IS A PORTION OF PARCEL 68 ON DAVIDSON COUNTY TAX MAP 126 AND ALL OF PARCEL 8.01, ON TAX MAP 140, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, SAID POINT BEING A CORNER OF SAID ADELAIDE ROBB AND J.M. DAVIS, SAID POINT BEING A CORNER COMMON WITH NINA HEDGEPATH PROPERTY OF RECORD IN WILL BOOK 224, PAGE 660, WITH THE DAVIDSON COUNTY COURTS AND REFERENCED TO JOHN A. MCPEAK DEED BOOK 9091, PAGE 682, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE LEAVING CSX TRANSPORTATION RAILROAD AND WITH WEST LINES OF SAID NINA HEDGEPATH THE FOLLOWING, THENCE SOUTH 54 DEGREES 04 MINUTES 51 SECONDS WEST 100.99 FEET TO A POINT, THENCE SOUTH 24 DEGREES 27 MINUTES 48 SECONDS WEST 220.89 FEET TO A POINT, THENCE SOUTH 03 DEGREES 24 MINUTES 23 SECONDS EAST 198.25 FEET TO A POINT, THENCE SOUTH 18 DEGREES 22 MINUTES 09 SECONDS WEST 247.26 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF NEWSOM STATION ROAD; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF NEWSOM STATION ROAD THE FOLLOWING, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 961.57 FEET, A CENTRAL ANGLE OF 07 DEGREES 02 MINUTES 32 SECONDS, A CHORD OF SOUTH 82 DEGREES 43 MINUTES 55 SECONDS WEST 118.11 FEET, ALONG THE TOTAL CURVE LENGTH OF 118.19 FEET TO A POINT, THENCE SOUTH 86 DEGREES 15 MINUTES 10 SECONDS WEST 415.78 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 02 MINUTES 55 SECONDS, A CHORD OF NORTH 87 DEGREES 13 MINUTES 21 SECONDS WEST 105.67 FEET, ALONG THE TOTAL CURVE LENGTH OF 105.90 FEET TO A POINT, THENCE NORTH 57 DEGREES 13 MINUTES 23 SECONDS WEST 101.72 FEET TO A POINT, THENCE SOUTH 34 DEGREES 54 MINUTES 50 SECONDS WEST 68.37 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 02 MINUTES 41 SECONDS, A CHORD OF NORTH 64 DEGREES 23 MINUTES 01 SECONDS WEST 35.29 FEET, ALONG THE TOTAL CURVE LENGTH OF 35.30 FEET TO A POINT, THENCE NORTH 62 DEGREES 21 MINUTES 40 SECONDS WEST 225.00 FEET TO A POINT, THENCE ON A CURVE TO

THE RIGHT WITH A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 58 DEGREES 33 MINUTES 15 SECONDS, A CHORD OF NORTH 33 DEGREES 05 MINUTES 02 SECONDS WEST 547.72 FEET, ALONG THE TOTAL CURVE LENGTH OF 572.30 FEET TO A POINT, THENCE NORTH 03 DEGREES 48 MINUTES 25 SECONDS WEST 183.36 FEET TO A POINT, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1830.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 15 MINUTES 20 SECONDS, A CHORD OF NORTH 15 DEGREES 26 MINUTES 05 SECONDS WEST 737.68 FEET, ALONG THE TOTAL CURVE LENGTH OF 742.77 FEET TO A POINT, THENCE NORTH 27 DEGREES 03 MINUTES 45 SECONDS WEST 22.50 FEET TO A POINT, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 780.50 FEET, A CENTRAL ANGLE OF 14 DEGREES 21 MINUTES 23 SECONDS, A CHORD OF NORTH 34 DEGREES 14 MINUTES 27 SECONDS WEST 195.06 FEET, ALONG THE TOTAL CURVE LENGTH OF 195.57 FEET TO A POINT, SAID POINT BEING A SOUTH CORNER OF SAID RIVERWALK SUBDIVISION PHASES 1A AND 1B LYING IN THE NORTH RIGHT-OF-WAY LINE OF NEWSOM STATION ROAD; THENCE LEAVING NEWSOM STATION ROAD AND WITH SAID RIVERWALK SUBDIVISION PHASES 1A AND 1B THE FOLLOWING, THENCE NORTH 48 DEGREES 34 MINUTES 51 SECONDS EAST 10.00 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83 DEGREES 54 MINUTES 32 SECONDS, A CHORD OF NORTH 00 DEGREES 32 MINUTES 07 SECONDS EAST 33.43 FEET, ALONG THE TOTAL CURVE LENGTH OF 36.61 FEET TO A POINT, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 28 DEGREES 44 MINUTES 34 SECONDS, A CHORD OF NORTH 28 DEGREES 07 MINUTES 06 SECONDS EAST 238.28 FEET, ALONG THE TOTAL CURVE LENGTH OF 240.80 FEET TO A POINT, THENCE NORTH 58 DEGREES 44 MINUTES 46 SECONDS EAST 42.43 FEET TO A POINT, THENCE NORTH 13 DEGREES 44 MINUTES 49 SECONDS EAST 58.82 FEET TO A POINT, THENCE NORTH 47 DEGREES 25 MINUTES 56 SECONDS EAST 210.72 FEET TO A POINT, THENCE NORTH 30 DEGREES 29 MINUTES 19 SECONDS EAST 148.64 FEET TO A POINT, THENCE NORTH 80 DEGREES 40 MINUTES 11 SECONDS EAST 131.39 FEET TO A POINT, THENCE SOUTH 53 DEGREES 20 MINUTES 36 SECONDS EAST 133.42 FEET TO A POINT, THENCE SOUTH 02 DEGREES 16 MINUTES 19 SECONDS WEST 393.12 FEET TO A POINT, THENCE SOUTH 62 DEGREES 34 MINUTES 08 SECONDS EAST 441.55 FEET TO A POINT, THENCE NORTH 65 DEGREES 13 MINUTES 06 SECONDS EAST 443.11 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE WITH THE WEST RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD THE FOLLOWING, THENCE SOUTH 24 DEGREES 46 MINUTES 54 SECONDS EAST 322.02 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 1155.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 28 MINUTES 12 SECONDS, A CHORD OF SOUTH 22 DEGREES 32 MINUTES 48 SECONDS EAST 90.09 FEET, ALONG THE TOTAL CURVE DISTANCE OF 90.11 FEET TO A POINT, THENCE SOUTH 20 DEGREES 18 MINUTES 42 SECONDS EAST 492.01 FEET TO A POINT, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 1325.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 25 MINUTES 14 SECONDS, A CHORD OF SOUTH 25 DEGREES 31 MINUTES 19 SECONDS EAST 240.65 FEET, ALONG THE TOTAL CURVE LENGTH OF 240.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2,547,406 SQUARE FEET, OR 58.48 ACRES, MORE OR LESS.

AN ALTA/ACSM LAND TITLE SURVEY ENTITLED "ADELAIDE ROBB AND J.M. DAVIS PROPERTY" BY JAMES M. NAÏVE OF AMERICAN SURVEYING COMPANY DATED JUNE 2001 WAS THE MAJOR REFERENCING DOCUMENT FOR THE WRITING OF THE AFOREDESCRIBED TRACT.

TRACT 2

BEING A TRACT OF LAND LYING IN THE NINTH CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING PROPERTY OF ADELAIDE ROBB AND J.M. DAVIS, OWNERSHIP OF RECORD IN DEED BOOK 8887, PAGE 979, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING GENERALLY BOUNDED ON THE SOUTH BY JAMES E. COWDEN PROPERTY OF RECORD IN DEED BOOK 6307, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BY INTERSTATE HIGHWAY 40, ON THE WEST BY CECIL D. BRANSTETTER PROPERTY OF RECORD IN DEED BOOK 9744, PAGE 350, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ON THE NORTH AND EAST BY NEWSOM STATION ROAD, SAID TRACT DESCRIBED HEREIN IS KNOWN AS PARCEL 70 ON DAVIDSON COUNTY TAX MAP 126, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF NEWSOM STATION ROAD, SAID POINT BEING A SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN, SAID CORNER BEING THE NORTHEAST CORNER OF SAID JAMES E. COWDEN; THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF NEWSOM STATION ROAD AND WITH CONTIGUOUS LINES OF SAID JAMES E. COWDEN THE FOLLOWING, THENCE SOUTH 58 DEGREES 52 MINUTES 39 SECONDS WEST 403.62 FEET TO A POINT, THENCE SOUTH 11 DEGREES 20 MINUTES 30 SECONDS EAST 434.94 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40, SAID POINT BEING THE SOUTHWEST CORNER OF SAID JAMES E. COWDEN; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 40, SOUTH 82 DEGREES 32 MINUTES 12 SECONDS WEST 314.40 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN AND BEING THE SOUTHEAST CORNER OF CECIL D. BRANSTETTER PROPERTY OF RECORD IN DEED BOOK 9744, PAGE 350, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE CONTIGUOUS LINE OF SAID CECIL D. BRANSTETTER, NORTH 12 DEGREES 02 MINUTES 14 SECONDS WEST 1895.52 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF NEWSOM STATION ROAD; THENCE WITH THE SOUTH AND WEST RIGHT-OF-WAY LINES OF NEWSOM STATION ROAD THE FOLLOWING, THENCE NORTH 47 DEGREES 06 MINUTES 21 SECONDS EAST 71.37 FEET TO A POINT, THENCE NORTH 56 DEGREES 27 MINUTES 08 SECONDS EAST 20.68 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 73 DEGREES 33 MINUTES 50 SECONDS, A CHORD OF SOUTH 86 DEGREES 45 MINUTES 57 SECONDS EAST 455.07 FEET, ALONG THE TOTAL CURVE LENGTH OF 487.89 FEET TO A POINT, THENCE SOUTH 49 DEGREES 59 MINUTES 02 SECONDS EAST 32.97 FEET TO A POINT, THENCE SOUTH 47 DEGREES 58 MINUTES 55 SECONDS EAST 50.06 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 730.50 FEET, A CENTRAL ANGLE OF 20 DEGREES 55 MINUTES 10 SECONDS, A

CHORD OF SOUTH 37 DEGREES 31 MINUTES 20 SECONDS EAST 265.24 FEET, ALONG THE TOTAL CURVE LENGTH OF 266.72 FEET TO A POINT, THENCE SOUTH 27 DEGREES 03 MINUTES 45 SECONDS EAST 22.50 FEET TO A POINT, THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 1780.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 15 MINUTES 20 SECONDS, A CHORD OF SOUTH 15 DEGREES 26 MINUTES 05 SECONDS EAST 717.53 FEET, ALONG THE TOTAL CURVE LENGTH OF 722.48 FEET TO A POINT, THENCE SOUTH 03 DEGREES 48 MINUTES 25 SECONDS EAST 183.36 FEET, THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 58 MINUTES 07 SECONDS, A CHORD OF SOUTH 06 DEGREES 17 MINUTES 29 SECONDS EAST 52.88 FEET, ALONG THE TOTAL CURVE LENGTH OF 52.90 FEET TO THE POINT OF BEGINNING, CONTAINING 1,155,424 SQUARE FEET, OR 26.52 ACRES, MORE OR LESS.

AN ALTA/ACSM LAND TITLE SURVEY ENTITLED "ADELAIDE ROBB AND J.M. DAVIS PROPERTY" BY JAMES M. NAIVE OF AMERICAN SURVEYING COMPANY, DATED JUNE 2001 WAS THE MAJOR REFERENCING DOCUMENT FOR THE WRITING OF THE AFOREDESCRIBED TRACT.

BEING THE SAME PROPERTY CONVEYED TO BANK OF AMERICA, N. A. BY TRUSTEE'S DEED OF RECORD AS INSTRUMENT 20080612-0060664, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.