THIS INSTRUMENT PREPARED BY: **George E. Mudter, Jr., Esq.** **Mudter & Patterson** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 29670**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner(s): Frank Bumstead, Trustee P. O. Box 340020 Nashville, TN 37203-0020	Send Tax Bills to New Owner	Tax Information: 07800008900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Robert E. Crout, Trustee of the Stir It Up Trust, with full power to purchase, sell and mortgage without the joinder of any beneficiary, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Frank Bumstead, Trustee of the Riverview Trust u/a dated August 17, 2010, with full power to mortgage, sell, lease or convey without the joinder of any beneficiary, ("Grantee"), his successors and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located 7763 River Road Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to Grantee, his successors and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100055083 DEEDWARR
Recvd: 09/02/10 11:06 4 pgs
Fees:23.00 Taxes:2775.00
20100902-0069876

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2010.

Robert E. Crout, Trustee of the Stir It Up Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert E. Crout, Trustee of the Stir It Up Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

Exhibit "A"

Tract I:

Land in Davidson County, Tennessee, bounded on the West by River Road, on the South by Alvin William Mykitta, on the East by the Cumberland River Cheatham Reservoir, and on the North by Walter A. Lampley, formerly W. L. and J. W. Sadler, and being more particularly described as follows:

Beginning at a point in the center line of River Road, said point being 25 feet west of and radial to the iron pin at the Northwest corner of Alvin William Mykitta property of record in Book 5262, page 985, Register's Office for Davidson County, Tennessee; thence with Mykitta's North line, 943.6 feet, more or less, to a concrete monument in the witness line on the westerly bank of the Cumberland River Cheatham Reservoir and continuing 16 feet, more or less to the 390 foot contour line as set forth in the deed from Cordell Hull and wife, Rose F. Hull to the United States of America, of record in Book 2137, page 561, Register's Office for said County; thence with the westerly bank of the Cumberland River Cheatham Reservoir, northerly to a point in said 390 foot contour line at the Southeast corner of the Walter A. Lampley property, of record in Book 4203, page 3, said Register's Office (formerly W.L. and J.W. Sadler property); thence westerly with said Lampley, formerly Sadler, line 930 feet, more or less, to a point in the center of said River Road (Highway 24); thence southerly with the center line of said Road, 1395 feet, more or less, to the point of beginning.

Tract II:

Land in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the easterly margin of River Road Pike at the Southwest corner of the property conveyed to W. L. Sadler and wife, Mary T. Sadler, by deed from W. L. Sadler et al, of record in Book 2450, page 197, Register's Office for said County; said point also being the Northwest corner of the Hull property; thence with the easterly margin of said River Road Pike, northwardly 245 feet to a point, the Southwest corner of Tract No. 2; thence with the line between Tract Nos. 1 and 2, North 74 deg. 57 min. East 305 feet to a point; and South 82 deg. 25 min. East 702 feet to the Cumberland River; thence with the same, South 06 deg. 06 min. East 234 feet to the northern boundary line of said Hull property; thence with the same, North 89 deg. West 967 feet to the point of beginning.

CONVEYED HEREWITH AND APPURTENANT THERETO IS AN EASEMENT OF ACCESS TO SAID PROPERTY. SAID EASEMENT BEING 30 FEET IN WIDTH, ALONG THE EAST MARGIN OF RIVER ROAD AND EXTENDING FROM THE NORTHWEST CORNER OF THE TRACT HEREIN CONVEYED NORTHWESTWARDLY 580 FEET.

Being the same property conveyed to Robert E. Crout, Trustee of the Stir It Up Trust, with full power to purchase, sell and mortgage without the joinder of any beneficiary, by deed dated June 25, 2008, from A and M Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20080701-0068022, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following matters:

1. State and County Taxes for the year 2010, which have been prorated between the parties and assumed by the Grantee.

2. Easement for flowage of record in Book 2143, page 285, Register's Office for Davidson County, Tennessee.
3. Rights of upper and lower riparian owners in and to the waters of Cumberland River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
4. Title to that portion of the subject property embraced within the bounds of any roads, highways, or public rights-of-way.