BILL GARRETT, Davidson County
Trans:T20100062876 DEEDWARRSP
Recvd: 10/05/10 10:35 5 pgs
Fees:28.00 Taxes:9435.00
20101005-0079511

SPECIAL WARRANTY DEED

FROM: Benjamin S. Mitchell and wife, Ann R. Mitchell

TO: B & F Land Company

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
B & F Land Co. 540 Brick Church Park Drive Nashville, TN 37207	Same	Map 60, Parcel 103

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,550,000.00

Affiant

Sworn to and subscribed before me, this 4th day of October, 2010.

Notary Public

My Commission Expires: 5/6/2013

CYNTHIA L. SHAFFER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 6, 2013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Benjamin S. Mitchell and wife, Ann R. Mitchell** (collectively, hereinafter called the "Seller") by these presents does transfer, sell and convey unto **B & F Land Company, a Tennessee general partnership** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 540 Brick Church Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 4th day of October, 2010.

SELLER:

Benjamin S. Mitchell

Ann R. Mitchell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Benjamin S. Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of October, 2010.

Notary Public

CYNTHIA L. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5/6/2013

MY COMMISSION EXPIRES:
MAY 6, 2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Ann R. Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of October, 2010.

Notary Public

My Commission Expires: 5/6/2013

CYNTHIA L. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 6, 2013

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being Lot 6B on the plan of the re-subdivision of Lot Six, Brick Church Business Park, Phase Two, as of record in Plat Book 8250, page 115, at the Register's Office for Davidson County, Tennessee, and being the property of the American Envelope Company, as of record in deed Book 8676, page 508, and being bounded on the North by Parkwood Community Club, Inc., as of record in Deed Book 6402, page 122, the south Terminus of Aldrich Lane, and Lot 5, of Brick Church Business Park, Phase Two, as of record in Plat Book 7900, page 188, on the East by the West right-of-way line of rick Church Park Drive, on the South by Lot 6A on the plan of the re-subdivision of Lot Six, Brick Church Business Park, Phase Two, as of record in Plat Book 8250, page 115, at the Register's Office for Davidson County, Tennessee, and on the West by Metro Government, as of record in Deed Book 4983, page 635 and the PHP Ministries, Inc., as of record in Instrument No. 200307080093788 and being more particularly described as follows:

Beginning at an iron rod at the Northeast corner of this tract, said rod being located in the West right-of way line of Brick Church Park Drive at a corner common with Lot 5;

Thence with the West right-of-way line of Brick Church Park Drive along a curve to the left, the central angle of which is 40 deg 00 min 53 sec the radius of which is 310.00 feet, the chord o which os South 24 deg 58 min 11 sec West, 212.13 feet along an arc length of 216.50 feet to an iron rod;

Thence South 04 deg 57 min 41 sec West, 186.15 feet to an iron rod at a corner common with lot 6A;

Thence with Lot 6A North 85 deg 02 min 19 sec West, 103.99 to an iron rod;

Thence North 81 deg 32 min 19 sec West, 245.67 feet to an iron rod in the East property line of Metro Government;

Thence with Metro Government North 04 deg 57 min 41 sec East, 446.34 feet to an iron rod in the South property line of Parkwood Country Club, Inc.;

Thence with Parkwood Country Club, Inc., North 85 deg 45 min 10 sec East, 281.41 feet to an iron rod disturbed at a corner common with Lot 5;

Thence with Lot 5 South 45 deg 01 min 23 sec East, 188.01 feet to the point of beginning.

Being the same property conveyed to Benjamin S. Mitchell and Ann R. Mitchell by deed of record in Instrument No. 20031017-0153807, Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2010.

2. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 115, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Service of record in Book 7893, page 459, Book 8664, page 92 and Book 8664, page 97, in the Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 8255, page 536, in the Register's Office for Davidson County, Tennessee.

5. Grant of Easement of record in Book 7431, page 538, as subject to Termination of Ingress and Egress Easement and Dedication of Utility Easement of record in Instrument No. 20031017-053806, in the Register's Office Davidson County, Tennessee.