Box 44
Gsm

BILL GARRETT, Davidson County
Trans:T20110032234 DEEDWARR
Recvd: 05/31/11 16:08 4 pgs
Fees:23.00 Taxes:1103.34
20110531-0041454

THIS INSTRUMENT PREPARED BY: Catherine H. Gwyn **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $298,200.00. Affiant Subscribed and sworn to before me, this 31 day of May, 2011. Notary Public My Commission Expires: 9.3.12

Address New Owner As Follows: BA Holdings, LLC 26 Inveraray Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 119-13-0-130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dale H. Frybarger, unmarried, and Deborah R. Frybarger, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BA Holdings, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 7 and 8 on the Map of College Heights, as of record in Plat Book 332, Page 19, said Register's Office.

Said Lots Nos. 7 and 8 front together 110 feet on the westerly side of Nolensville Pike and run back between parallel lines, with the northerly margin of Morton Street 160 feet to an alley.

Being the same property conveyed to Dale H. Frybarger and wife, Deborah R. Frybarger, by deed from Robert D. Martin, Trustee, of record in Book 7321, page 673, dated July 31, 1987, said Register's Office. The said Dale H. Frybarger and Deborah R. Frybarger have since divorced.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Title to that portion of the subject property contained within the bounds of Nolensville Road.

3. Matters shown on the Plan of record in Plat Book 332, page 19, said Register's Office.

This is improved property known as: **3013 Nolensville Pike, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

This Instrument may be executed in two or more counterparts, and it shall not be necessary that the signatures of all parties hereto be contained on any one counterpart hereof, each counterpart shall be deemed an original, but all of which together shall constitute one and the same instrument.

(The remainder of this page intentionally left blank- Signatures follow on the next pages.)

WITNESS my hand this 18th day of May, 2011.

Dale H. Frybarger

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale H. Frybarger, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2011.

(Seal) MARY ANN MILLER
Notary Public - State of Florida
My Comm. Expires Apr 26, 2013
Commission # DD 883913
Bonded Through National Notary Assn.

Mary Ann Miller
Notary Public

My Commission Expires: 4-26-13

WITNESS my hand this 18 day of May, 2011.

Deborah R. Frybarger

STATE OF FLORIDA)
COUNTY OF Charlotte)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah R. Frybarger, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of May, 2011.

(Seal)

BETH A DVORNIK
Notary Public - State of Florida
My Commission Expires June 24, 2013
Commission # DD 902419
Bonded Through: State Farm Insurance

Notary Public

My Commission Expires: 6/24/13