Box 44

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120002068 DEEDWARR
Recvd: 01/09/12 15:19 2 pgs
Fees:13.00 Taxes:3330.00
20120109-0002412

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51094
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Belle Meade Investments, LLC 1181 Northmoor Court Atlanta, Georgia 30327	SAME

TAX MAP-PARCEL NUMBERS: 09306407600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$900,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin H. Caldwell and Gertrude S. Caldwell and Gertrude Caldwell Byrd and William H. Byrd**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Belle Meade Investments, LLC, a Georgia limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of the Upper Ferry Property, as of record in Book "R", pages 420 and 421, Register's Office for Davidson County, Tennessee. Being Lots Nos. 1 and 2 on the Plan of McNairy's Subdivision of part of said Lot No. 5 of the Upper Ferry Property, not of record, described as follows:

Beginning at the southeast corner of Second Avenue South, formerly Market Street and Sparkman, formerly Wharf Street now known as Shelby Street; thence with the easterly margin of Second Avenue South, southwardly 51 feet 3 inches to the corner of Lots Nos. 2 and 3 on said McNairy's Subdivision; thence with the line between said two lots, eastwardly 100 feet to he westerly margin of an alley; thence with said alley, northwardly 51 feet 3 inches to the southerly margin of Sparkman Street; thence with said Street westwardly 100 feet to the beginning.

And also conveyed without warranties of title is that portion of Alley No. 12 closed by Metro Bill No. 85-726.

Being the same property conveyed to Benjamin H. Caldwell, Gertrude S. Caldwell, Gertrude Caldwell Byrd and William H. Byrd by Special Warranty Deed from Metropolitan Development and Housing Agency dated December 8, 1994 and recorded on December 9, 1994, of record in Book 9542, page 757, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Bill No. 85-726, closing vacating and abandoning a portion of alley No. 12 lying between Sparkman Street and Demonbreun Street.

This is improved property, known as: 134 2nd Avenue South, Nashville, Tennessee 37201

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 2012.

Benjamin H. Caldwell

Gertrude S. Caldwell

Gertrude Caldwell Byrd

William H. Byrd

State of TENNESSEE
County of DAVIDSON

On this 5th day of January, 2012 , before me the undersigned authority, personally appeared Benjamin H. Caldwell and Gertrude S. Caldwell and William H. Byrd and Gertrude Caldwell Byrd , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $900,000.00

Affiant

Sworn and subscribed before me this the 5th day of January, 2012

My Commission Expires: 3-9-13

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Notary Public