12-05-010

Davidson County DEEDWARR
Recvd: 05/25/12 11:47 5 pgs
Fees:28.00 Taxes:1295.00
20120525-0045475

This Instrument Prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

GENERAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
BA Holdings, LLC Attn: Afshin Yazdian 26 Inveraray Nashville, Tennessee 37215	SAME	Map: 082-13-0 Parcel: 017.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE THELMA R. FRAZIER FAMILY LIMITED PARTNERSHIP,** a Tennessee limited partnership (herein the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BA HOLDINGS, LLC,** a Tennessee limited liability company (the "Grantee"), its successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors, representatives and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its respective successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors, representatives and assigns, against the lawful claims of all persons, whomever.

Whenever 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, the Grantor has executed this instrument as of the 23rd day of May, 2012.

THE THELMA R. FRAZIER FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: _____

George R. Frazier, General Partner

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, a Notary Public in and for said county and state, GEORGE R. FRAZIER, 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 there contained and who further acknowledged that he is the general partner of THE THELMA R. FRAZIER LIMITED PARTNESRHIP, a Tennessee limited partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

Witness my hand, at office, this 23 day of May, 2012.

JUDITH A. DANNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

Judith A Danner

NOTARY PUBLIC

My Commission Expires: 2-14-16

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $350,000.00.

Affiant

Subscribed and sworn before me this 24th day of May, 2012.

NOTARY PUBLIC
My Commission Expires: 9/9/14

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

800 JEFFERSON STREET, NASHVILLE, TN 37208
(Map 082-13-0, Parcel 017.00)

Land located in the 1st Civil District of Davidson County, Tennessee, being a part of Lot Nos. 26, 27, 28 and 29 on the Plan of McGavock, First Addition, and more particularly described according to a ALTA/ACSM Land Title Survey, by James R. Stinson, Tennessee Registered Land Surveyor No. 1621, dated March 22, 2012, as follows:

BEGINNING at a P.K. Nail in the northerly margin of Jefferson Street 22 feet from the centerline;

THENCE, along the easterly margin of a 10 foot alley, North 28° 34' 18" west a distance of 170.19 feet to a P.K. Nail;

THENCE, along the southerly margin of Rev. Dr., Enoch Jones Blvd., North 74° 34' 00" east a distance of 85.36 feet to a P.K. Nail;

THENCE, along a curve to the right on arc distance of 42.45 feet, said curve having a radius of 30.00 feet to a chord direction of South 64° 53' 48" east and a chord length of 39.00 feet to a P.K. Nail;

THENCE, along the westerly margin of Rosa L. Parks Blvd., with a curve to the right an arc distance of 107.22 feet, said curve having a radius of 4869.07 feet, a chord direction of South 24° 21' 36" east and a chord length of 107.22 feet to a P.K. Nail;

THENCE, along a curve to the right an arc distance of 51.89 feet, said curve having a radius of 30.00 feet, a chord distance of South 25° 11' 19" west and a chord length of 45.66 feet to a P.K. Nail;

THENCE, along the northerly margin of Jefferson Street, South 74° 44' 13" west a distance of 63.23 feet to the point of BEGINNING (containing 0.39 acres or 16,976 square feet, more or less).

BEING a portion of the same property conveyed to The Thelma R. Frazier Family Limited Partnership by Quitclaim Deed from Thelma R. Frazier, of record in Book 10739, Page 743, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

DEESHILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON