STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Brandy Gomas
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January, 2015.

R. Kirkland Moser
NOTARY PUBLIC

My Commission Expires: 6-21-2016

R. KIRKLAND MOSER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bess100 Partnership, a Tennessee general partnership c/o Ronald D. Buck, Managing Partner 5200 Old Harding Road Franklin TN 37064-9406	SAME	155-00-0-293.00 155-00-0-295.00

BILL GARRETT, Davidson County
Trans:T20150005893 DEEDWARR
Recvd: 01/23/15 16:02 5 pgs
Fees:28.00 Taxes:2775.00
20150123-0006971

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JAMES W. MORRIS, TRUSTEE OF THE MARY B. JOHNSON REVOCABLE LIVING TRUST AGREEMENT

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

BESS100 PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP COMPRISED OF RONALD D. BUCK AND TODD PREVOST

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. 1

Being a Parcel of Land in the Thirty-Fifth Councilmanic District, General Services District, Nashville, Davidson County, Tennessee. Being generally located to the south of Highway 100, north of Chaffin Drive, and west of Trace Creek. Being the property owned by The Mary B. Johnson Revocable Living Trust Property as described in

Probated Court Order of record in Instrument No. 20100514-0037345, R.O.D.C., and being more particularly described as follows:

BEGINNING at an Iron Rod (Old) in the southerly right-of-way of Highway 100 at the south west corner of said The Mary B. Johnson Revocable Living Trust Property.

THENCE, with said Highway 100 the following calls:

N 32° 19'43"E, 307.89 feet to an Iron Rod (Old);
S 57°40'31"E, 10.00 feet to an Iron Rod (Old);

With a curve to the right, having a central angle of 12°03'51", a radius of 1107.02 feet, a tangent of 116.98 feet, and a chord of N 38°21'38"E, 232.66 feet for an arc length of 233.09 feet to an Iron Rod (New) at the southwesterly corner of The Lodge at Natchez Trace, LLC Property of record in Instrument No. 20120131-0008709, R.O.D.C.;

THENCE, with the southerly line of said The Lodge at Natchez Trace, LLC Property the following calls:

S 54°57'22"E, 427.68 feet to an Iron Rod (New);

with a curve to the left, having a central angle of 38°20'42", a radius of 65.00 feet, a tangent of 22.60 feet, and a chord of S 74°07'44"E, 42.69 feet for an arc length of 43.50 feet to an Iron Rod (New);

N 86°41'56"E, 24.47 feet to an Iron Rod (New);

With a curve to the right, having a central angle of 73°20'09", a radius of 40.00
feet, a tangent of 29.78 feet, and a chord of S 60°31'38"E, 47.77 feet for an arc length of 51.20 feet to an Iron Rod (New);

S 23°51'33"E, 28.02 feet to an Iron Rod (New) in the center of a Tributary of Trace Creek;

THENCE, continuing with a northerly line of said The Lodge at Natchez Trace, LLC Property and the center of said Tributary of Trace Creek the following calls;

S 75°36'49"W, 173.46 feet;
S 78°00'56"W, 83.40 feet;
N 85°13'29"W, 40.65 feet;
S 50°34'22"W, 32.85 feet;
S 33°00'07"W, 27.97 feet;
S 54°55'04"W, 88.49 feet;
S 69°54'49"W, 52.16 feet to the northerly line of Lot 2 as shown on the plan of Section 1 Pasquo Park of record in Plat Book 3600, Page 53, R.O.D.C.;

THENCE, with the northerly line of said Section 1 Pasquo Park the following calls:

N 83°32'06"W, 138.45 feet to an Iron Rod (Old) at the northwest corner of said Lot 2;
N 83°32'06"W, 189.20 feet to an Iron Rod (Old) at the northwest corner of said Section 1 Pasquo Park and to the southerly right-of-way of Highway 100;

THENCE, with the southerly right-of-way of said Highway 100, N 83°32'06"W, 8.42 feet to the POINT OF BEGINNING;

Containing 182,404 Square Feet or 4.19 Acres, more or less.

TRACT NO. II

Being a Parcel of Land in the Thirty-Fifth Councilmanic District, General Services District, Nashville, Davidson County, Tennessee. Being generally located to the south of Highway 100, north of Chaffin Drive, and west of Trace Creek. Being the property owned by The Mary B. Johnson Revocable Living Trust as described in Probated Court Order of record in Instrument No. 20100514-0037345, R.O.D.C., and being more particularly described as follows:

BEGINNING at an Iron Rod (Old) at the south most westerly corner of Lot 4 as shown on the Plan of Resubdivision of Lot 1 Trace Creek Center of Paquo of record in Instrument No. 20000209-0013330, R.O.D.C.

THENCE, with said Lot 4, S 83°42'21"E, 221.79 feet to an Iron Pipe (Old) at the northwest corner of said The Lodge at Natchez Trace, LLC Property of record in Instrument No. 20120131-0008709, R.O.D.C.;

THENCE, with said The Lodge at Natchez Trace, LLC Property S 18°36'15"E, passing an Iron Rod (New) at 65.00 feet and continuing for 18.38 feet for a total of 83.38 feet to the center of a Tributary of Trace Creek;

THENCE, continuing with said The Lodge at Natchez Trace, LLC Property with said Tributary of Trace Creek the following calls:

S 73°13'22"W, 160.69 feet;
N 23°51'33"W, 33.68 feet;

THENCE, with said The Lodge at Natchez Trace, LLC Property the following calls:

With a curve to the left, having a central angle of 72°17'08", a radius of 75.00 feet, a tangent of 54.78 feet, and a chord of N 60°00'07"W, 88.47 feet for an arc length of 94.62 feet to an Iron Rod (New);

S 86°41'56"W, 23.46 feet to an Iron Rod (New);

With a curve to the right, having a central angle of 38°20'42", a radius of 30.00 feet, a tangent of 10.43 feet, and a chord of N 74°07'43"W, 19.70 feet for an arc length of 20.08 feet to an Iron Rod (New);

N 54°57'22"W, 7.95 feet to an Iron Rod (New) at the southeast corner of the Frank N. Shope and Robin L. Shope Property of record in Instrument No. 20031112-0165776, R.O.D.C.;

THENCE, with said Shope Property N 34°47'40"E, 80.47 feet to the POINT OF BEGINNING;

Containing 25,571 Square Feet or 0.59 Acres, more or less

Being a portion of the same property deeded from Mary E. Johnson and A. Harrison Johnson, Jr., Trustee to Mary E. Johnson, of record in document number 20070904-0105647, Register's Office for Davidson County, Tennessee.

The property is now vested in James W. Morris and Margaret M. Campbell, as Co-Trustees of The Mary B. Johnson Revocable Living Trust, dated September 14, 2007 and pursuant to the Order of the Estate of Mary Baird Johnson, Probate Court of Nashville and Davidson County, Tennessee (Docket Number 09P-1175) and of record as Instrument No. 20100514-0037345, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, except for those matters as described on Exhibit A. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 23rd day of January, 2015.

James W. Morris, Trustee of the Mary B. Johnson
Revocable Living Trust Agreement

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James W. Morris, Trustee of the Mary B. Johnson Revocable Living Trust Agreement, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of January, 2015.

Notary Public

My commission expires: July 3, 2017

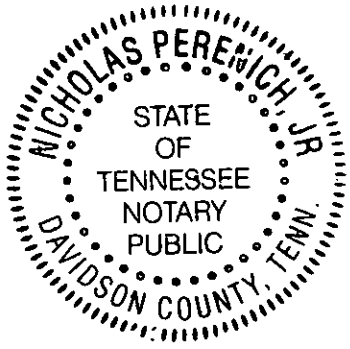


EXHIBIT "A"

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 155-00-0-293.00 and 155-00-0-295.00, a lien, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20090127-0006896, said Register's Office, as shown on survey.

3. Easement for the flow of the waters of Tributary of Trace Creek and the rights of the public therein.

4. Rights of upper and lower riparian owners to the flow of the water of Tributary of Trace Creek, free from diminution or pollution.

5. Subject to a 50' ingress-egress and utility easement as set out as Instrument No. 20070904-0105647, said Register's Office, as shown on survey.

6. ALTA / ACSM Land Title Survey by Brad Tyson Thomas, TN RLS No. 2431 with Barge Waggoner Sumner and Cannon, Inc., dated January 22, 2015, Job No. 3600600 shows the following matters in addition to the aforementioned exceptions:

    a) Driveway curb and asphalt encroachments located in the north portion of Tract I

    b) Concrete retaining wall encroachment located in the north portion of Tract I

    c) Concrete retaining wall encroachment located in the south portion of Tract II

7. Agreement for Dedication of Easement for sewerline of record in Book 7542, page 234, said Register's Office, as shown on survey.