FILE BOX 45

BOOK 10917 PG 167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 98

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Powell Builders, Inc. (NAME)	New Owner (NAME)	MAP 75 AND 76
4828 Old Hickory Blvd. (ADDRESS)	(ADDRESS)	PARCEL 1 AND 98
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert V. Gray Jr. and wife, Margaret Cross Gray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Powell Builders, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A small tract or parcel of land located in the 12th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, and more particularly described as follows:

BOUNDED on the West by the new relocated East margin of Tulip Grove Road, bounded on the East by the centerline of the Old Tulip Grove Road and on the North by the centerline of Stoner's Creek and on the South by the intersection of the centerline of the Old Tulip Grove Road and the new relocated East margin of Tulip Grove Road., containing 0.61 acres, more or less.

Being the same property conveyed to Robert V. Gray and wife, Margaret Cross Gray, by deed from Bettie Hagar, of record in Book 4127, page 436, said Register's Office.

Two tracts of land lying in the 4th Civil District of said County, as shown on an unrecorded survey by Robert H. Meade, Engr., dated April 4, 1959, and being more particularly described as follows, to-wit:

Tract No. 1: BEGINNING at an iron pin in the intersection of Tulip Grove and Chandler Roads and thence with the center line of Tulip Grove Road North 11° 44' East, 60 feet to a point where the center line of said Road intersects the

CONTINUED

unimproved (X)
This is improved ( ) property, known as 777 Tulip Grove Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 30th day of April, 19 98

Robert V. Gray Jr. — Robert V. Gray Jr.

Margaret Cross Gray — Margaret Cross Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert V. Gray Jr. and wife, Margaret Cross Gray

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2001.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

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.....continued

southerly margin of the Tennessee Central Rail Road right of way; thence with said margin of said right of way North 89° 15' East, 129.9 feet to a point; thence with said margin of said right of way South 89° 59' East, 1167 feet to a point; thence with said margin of said right of way North 88° 04' East, 238.2 feet to a point; thence South 3° 43' East 37 feet to a point in the center line of Chandler Road; thence with said center line of said Road South 81° 43' West, 279.6 feet to a point; thence on a curve with said center line of said Road 489.3 feet to a point; thence with said center line of said Road North 86° 52' West, 568.6 feet to a point; thence with said center line of said Road South 89° 58' West, 217.1 feet to the point of origin, containing 2.6 acres, more or less.

Tract No. 2:Beginning at a point where the center line of Tulip Grove Road intersects the northerly margin of the Tennessee Central Rail Road right of way and thence with said center line of said Road North 4° 42'East, 83 feet to a point: thence on a curve with said centerline of said Road 251.8 feet to a point: thence with said center line of said Road North 40° East, 118.5 feet to a point; thence with said center line of said Road on a curve 287.6 feet to a point; thence with said center line of said Road North 40° 32' West, 8.4 feet to the center of Stoner Creek; thence with said Creek North 41° 10' East, 74 feet to a point; thence with said Creek, North 88° 53' East, 46.1 feet to a point; thence with said Creek South 47° 03' East, 158.5 feet to a point; thence with said Creek South 81° 05' East 163.6 feet to a point; thence with said Creek South 41° 50' East, 370.4 feet to a point; thence South 81° 32' East, 400.4 feet to a point; thence with said Creek South 65° East, 146.7 feet to a point; thence with said Creek South 36° 56' East, 206.4 feet to a point; thence with said Creek South 71° 48' East, 76.8 feet to the intersection of Stoner Creek and the northerly margin of the Tennessee Central Rail Road right of way; thence with said margin of said right of way South 87° 42' West, 233.6 feet to a point; thence with said margin of said right of way North 89° 59' West, 1167 feet to a point; thence with said Margin of said right of way South 88° 54' West, 115.9 feet to the point of origin, containing 12.7 acres, more or less.

Being part of the same property conveyed to Robert V. Gray, Jr. and wife, Margaret Cross Gray, by deed from Bettie Hagar, an unmarried woman, of record in Book 2906, page 286, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following described tract:

A small tract or parcel of land located in the 12th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, as shown on a Plan known as Project 66-R-39 on file in engineering Division of the Public Works Department of said Government and being more particularly described as follows to wit:

BEGINNING at a point on the present East margin of Tulip Grove Road, 25 feet opposite centerline survey station 25+ 75.87 as shown on said Plan; thence North 0° 46' East 57.40 feet along the present East margin of Tulip Grove Road, the same being parallel to and 25 feet from the centerline of said road to a point; thence Northeastwardly 47.0 feet along a curve on the present East margin of Tulip Grove Road to a point where the present and new relocated East margins of said road intersect; thence Southwestwardly 47.0 feet along the new relocated East margin of Tulip Grove Road, the same being parallel to and 30 feet from the new relocated centerline of Tulip Grove Road to a point at the end of said road; thence South 0° 46' West 57.38 feet along the new relocated East margin of Tulip Grove Road, the same being parallel to and 30 feet from the centerline of said road to a point 30 feet opposite centerline survey station 25+ 75.87 as shown on said Plan; thence westwardly 5 feet to the point of beginning, containing 400 square feet more or less.

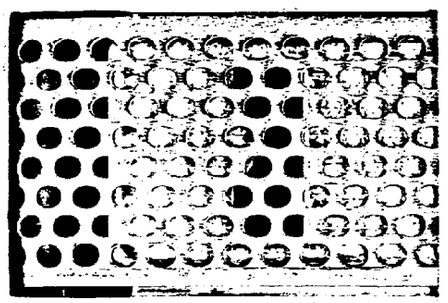
Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, its representatives by deed from Robert V. Gray, Jr., and wife, Margaret Cross Gray, of record in Book 4126, Page 977, Register's Office for said County.

98 MAY -5 PM 3:18
ELIA... REGISTER
DAVIDSON COUNTY, TN.

3068 05/05 0101 03CHECK 753.00

IDENTIF. & REFERENCE
043965

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10917 PG 170

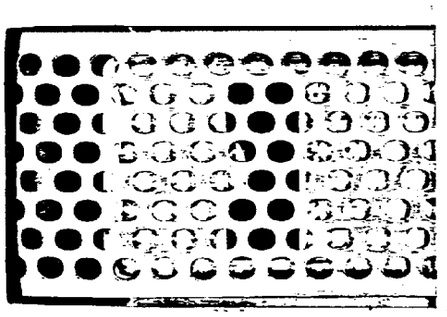
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 12.00
TOTAL 753.00
CHECK 753.00

05/05/98 01 15:21 0001 3068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0433965
IDENTIF. # REFERENCE

98 MAY -5 PM 3:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1289129