14-A
13309-1

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Instr:200001260008645 Page: 1 OF 3
REC'D FOR REC 01/26/2000 2:23:48PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $495.80

ADDRESS NEW OWNER:
ADEX Partners
2919 Berry Hill Drive
Nashville, Tennessee 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:
InSouth Bank
5380 Hickory Hollow Pkwy, #100
Antioch, TN 37013

MAP **132-11**
GROUP
PARCEL **083.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert G. Brown and wife, Lynette L. Brown** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **ADEX Partners, a Tennessee General Partnership, composed of Paul E. Cook and Michael B. McKee**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A" for complete legal description

Being the same property conveyed to Robert G. Brown and wife, Lynette L. Brown by deed from Brent A. Campbell, Trustee of record in Book 7212, page 773, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 711 Prescott Court, Nashville, Tennessee 37204.

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, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 24th day of January, 2000.

Robert G. Brown

Lynette L. Brown

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert G. Brown and wife, Lynette L. Brown**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of January, 2000.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/18/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $134,000.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of January, 2000.

NOTARY PUBLIC:

My Commission Expires: 5/27/01

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Southmeade, Section III, of record in Book 2900, page 92, as revised in Book 2900, page 124, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Robert G. Brown and wife, Lynette L. Brown by deed from Brent A. Campbell, Trustee, of record in Book 7212, page 773, Register's Office, Davidson County, Tennessee. Having been the same property conveyed to Robert Gray Brown by Will of Jeff Gray Brown of record in Will Book 151, page 128, Probate Court for Davidson County, Tennessee and of record in Book 7206, page 308, said Register's Office.

*Robert G. Brown and Robert Gray Brown are one in the same person.

Included but Excluded:
Land Davidson County, Tennessee,

BEGINNING at a point on the west existing controlled access right of way line of Interstate Route 65, said point being on the common property line between Nina Elizabeth Yenner and Barbara J, Yenner and the grantors herein and located 150.02 feet left of Interstate Route 65 survey centerline station 207+70.81; thence with said common property line North 59 degrees 22 minutes 12 seconds West a distance of 17 feet, more or less, to a point located 163.49 feet left of survey centerline station 207+76.39, said point being on the west proposed controlled access right of way line; thence with said proposed controlled access right of way line North 06 degrees 27 minutes 59 seconds West a distance of 166.45 feet to a point located 204.59 feet left of survey centerline station 209+40.32; thence continuing with said proposed controlled access right of way line North 31 degrees 15 minutes 15 seconds East a distance of 69.08 feet to a point located176.39 feet left of survey centerline station 210+04.67; thence with said continuing with said proposed controlled access right of way line North 20 degrees 07 minutes 25 seconds East a distance of 115.00 feet to a point located 149.54 feet left of survey centerline station 211+18.43, said point being on the west existing controlled access right of way line of Interstate Route 65; thence with said existing controlled access right of way line Southwesterly a distance of 377.69 feet to the POINT OF BEGINNING and containing 0.222 acre, more or less, and being a portion of the same property conveyed unto the grantors as of record in Deed Book 7212, Page 773, Registers Office for Davidson County.

Being the same property conveyed to The State of Tennessee by deed of record in Book 10488, page 73, Register's Office, Davidson County, Tennessee.