Instr:200001280009110 Page: 1 OF 2
REC'D FOR REC 01/28/2000 8:07:36AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1628.00

This Instrument Prepared By:

James C. Dale III
P.O. Box 198258
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219-8258
(615) 255-7443

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this conveyance is ***$440,000.00***

Brian L. Berry
Affiant

Sworn to and subscribed before me this 24th day of January, 2000.

James C. Dale III
Notary Public

My commission expires: [illegible]

Address New Owner as Follows:	**Send Tax Bills to:**	**Map/Parcel No.**
Brian Leslie Berry 1001 Murfreesboro Road Nashville, Tennessee 37217	SAME	106-16 45

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **C.W.C. PROPERTIES**, a Tennessee general partnership, hereinafter referred to as Grantor, for and in consideration of the sum of Ten and No/100 Dollars ***($10.00)***, cash in hand paid, the receipt of which is hereby acknowledged, does hereby grant, sell, bargain and convey unto **BRIAN LESLIE BERRY,** hereinafter referred to as Grantee, all of its right, title and interest, in and to a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

Lying in the Second Civil District of Davidson County, Tennessee, as shown on a survey of the Reasons Company, dated January 17, 2000, and more particularly described as follows:

Beginning at a new iron rod in the South right-of-way of Murfreesboro Pike and the center line of Mill Creek; thence from said point of beginning and with said right-of-way the following calls:

South 50°28'00" East, 78.88 feet to a new iron rod; North 39°18'00" East 18.00 feet to a new iron rod; South 50°28'00" East 152.00 feet to a new iron rod in said R.O.W. and at a Northwest corner of Belz Investco, L.P.; then with a West line of Belz Investco, L.P. the following calls:

South 39°21'00" West 148.94 feet; South 39°19'00" West 1.06 feet to a new iron rod at the Northeast corner of Guttman; thence with Guttman North 50°28'00" West 199.55 feet to a new iron rod in the center line of Mill Creek and in the East line of Mayo; then on lines with Mayo the following calls:

North 22°27'00" East 16.39 feet; North 26°28'00" East 119.42 feet to the point of beginning and containing .717 acres.

Being the same property conveyed to C.W.C. PROPERTIES, a Tennessee general partnership, by deed from Carolyn N. Sedberry, of record in Book 7217, Page 709, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Property taxes for the year 2000, which have been prorated and assumed by Grantee, a lien but not yet due and payable.

2. License to Colonial Pipeline Company, of record in Book 3800, Page 344, Register's Office for Davidson County, Tennessee.

3. Easement for the flow of Mill Creek.

4. Rights of present unnamed tenants.

This is improved property known as 1001 Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to said land to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 24th day of January, 2000.

C.W.C. PROPERTIES

By: _____
Title: General Partner

"Grantor"

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Notary Public, in and for the aforesaid County and State, James L. Shoulders, who acknowledged himself to be a General Partner of **C.W.C. PROPERTIES**, a Tennessee general partnership, and that he, with full authority as such General Partner, executed this Warranty Deed voluntarily for and as the act of the said partnership.

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

James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____