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

Box 60

ADDRESS NEW OWNER:
The 2106 Building, LLC
2106 Crestmoor Rd.
Nashville, TN 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin National Bank
5000 Maryland Way
Brentwood, TN 37027

MAP **117-10**
GROUP
PARCEL **131**

WARRANTY DEED

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REC'D FOR REC 03/01/2000 2:04:05PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $3663.00

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, **Everett H. Lowe,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **The 2106 Building, LLC**, 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:

> Land in Davidson County, Tennessee, being Lot No. 3 of Hillsboro View Development Company's Subdivision, Block "B", of record in Book 974, page 64 & 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Everett H. Lowe by quitclaim deed from Barbara A. Lowe of record in Book 9403, page 348, Register's Office for Davidson County, Tennessee; further being the property conveyed to Everett H. Lowe and wife Barbara A. Lowe and Brock A. Rust and wife Tara A. Rust by deed from L. Maxwell Smith and wife Dorothy V. Smith of record in Book 6356, page 972, said Register's Office. By deed of record in Book 7799, page 54, corrected by Instrument of Correction of Warranty Deed, Brock A. Rust and wife Tara A. Rust conveyed their interest in subject property to Everett H. Lowe and wife Barbara A. Lowe.

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 2106 Crestmoor Rd., Nashville, Tennessee 37215.

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, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his 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 my hand this the 28th day of February, 2000.

Everett H. Lowe

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Everett H. Lowe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of February, 2000.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $990,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2000.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002