Box 43

PREPARED BY & RETURN TO:
Taylor, Pigue, Marchetti & McCaskill, PLLC
Attorneys at Law
2908 Poston Avenue
Nashville, TN 37203
(615) 320-3225

Instr:200003060022542 Page: 1 OF 4
REC'D FOR REC 03/06/2000 3:48:23PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $2116.40

Name and Address of Property Owner:

Steve Meadows a/k/a Mark S. Meadows
605 Cowan Street
Nashville, TN 37207

Send Tax Bills to:

Steve Meadows a/k/a Mark S. Meadows
605 Cowan Street
Nashville, TN 37207

Property Address:

1311 Vashti Street
Nashville, TN 37207

Map/Parcel #:

71-14-387

1325 Vashti Street
Nashville, TN 37207

71-14-380

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of **March, 2000** between **Carl E. Jones,** GRANTOR, and **Steve Meadows a/k/a Mark S. Meadows,** GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEE, all of GRANTOR'S right, title and interest in the following described property lying in the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

SEE ATTACHED EXHIBITS "A" AND "B" FOR
LEGAL DESCRIPTION, EXCEPTIONS AND CONVEYANCE CLAUSE

Cynthia Jones, grantor's spouse, has not been conveyed any ownership interest in the property described hereinafter, and claims no ownership interest therein. Grantor's spouse executes this Warranty Deed for the purpose of fully and completely releasing any and all claim of right, title and interest to the property that might otherwise have been available by virtue of spousal rights, and acknowledges that the consideration paid grantor is sufficient and adequate consideration for this release.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenant that the same is unencumbered except as otherwise set forth in attached Exhibits "A" and "B", and that the title and quiet possession therteto GRANTOR will forever warrant and defend against the lawful claims of all persons except as set forth in attached Exhibits "A" and "B".

WITNESS my hand on the day and year first above written.

Carl E. Jones
(Seller)

Cynthia Jones
(Seller)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County, **Carl E. Jones and Cynthia Jones**, the bargainor, 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 the 3rd day of March, 2000.

Notary Public

My Commission Expires: 7-26-2003

SHEILA K. LIVESAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$572,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd of March, 2000.

Notary Public

My Commission Expires: 7-26-2003



EXHIBIT "A"

Tract I

Being a parcel of land in Nashville, First Civil District, Fifth Councilmanic District, Davidson County, Tennessee, located on the northwesterly side of Vashti Street between Baptist World Center Drive and the Cumberland River, being Lot No. 1-A as shown on the plan of Resubdivision of Lot One, River Shore Industrial Park, as of record in Book 5210, Page 337, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northwesterly right-of-way line of Vashti Street, said iron pin being S 34 degrees 01' W, 431.85 feet from the southwesterly right-of-way line of 10-foot wide alley;

Thence, with said right-of-way line, S 34 degrees 01' W, passing through a witness iron pin at 400.00 feet for a total distance of 465.00 feet to a point in the ordinary high water line of the Cumberland River;

Thence, with said high water line as it meanders, N 26 degrees 25' 39" W, 459.75 feet to a point;

Thence, leaving said line with the southeast line of Lot No. 1, as shown on the plan of First Revision, Resubdivision of Lots One and Three, River Shore Industrial Park as of record in Book 8250, Page 460, Register's Office for Davidson County, Tennessee, N 34 degrees 01' E, passing through a witness iron pin at 65.00 feet for a total distance of 238.34 feet to an iron pin;

Thence, with the southwesterly line of said Lot No. 1, S 55 degrees 59' E, 400.00 feet to the point of beginning;

Containing 114,619 square feet or 2.63 acres, more or less, above the witness line with an additional 26,054 square feet or 0.60 acres, more or less, between the witness line and the river.

This conveyance is subject to:

1) Payment of the 1999 property taxes, by the Grantor. 2000 property taxes, which have been prorated and assumed by Grantee.
2) All matters appearing on the Plan of Record in Plat Book 5210, Page 337, Register's Office for Davidson County, Tennessee.
3) Easement for the flow of the Cumberland River across the subject premises. Flowage Easement of record in Book 2151, Page 245 and Book 2245, Page 167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl E. Jones by deed from New Life Corporation of America of record in Book 10602, Page 107, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1311 Vashti Street, Nashville, Tennessee 37207

EXHIBIT "B"

Tract II

Being a parcel of land in Nashville, First Civil District, Fifth Councilmanic District, Davidson County, Tennessee, located on the northwesterly side of Vashti Street between Baptist World Center Drive and the Cumberland River, being Lot No. 1 as shown on the plan of First Revision, Resubdivision of Lots One and Three, River Shore Industrial Park, as of record in Book 8250, Page 460, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northwesterly right-of-way line of Vashti Street, said iron pin being S 34 degrees 01' W, 250.00 feet from the southwesterly right-of-way line of 10-foot wide alley;

Thence, with said right-of-way line S 34 degrees 01' W, 181.85 feet to an iron pin;

Thence, leaving said right-of-way line with the northeasterly line of Lot No. 1-A as shown on the plan of Resubdivision of Lot One, River Shore Industrial Park as of record in Book 5210, Page 337, Register's Office for Davidson County, Tennessee, N 55 degrees 59' W, 400.00 feet to an iron pin;

Thence, with the northwesterly line of said Lot No. 1-A, S 34 degrees 01' W, passing through a witness iron pin at 173.34 feet a total distance of 238.34 feet to a point in the ordinary high water line of the Cumberland River;

Thence, with said line, N 27 degrees 41' 32" W, 306.18 feet to a point;

Thence, leaving said line with the southerly line of River Shore Industrial Park as of record in Book 4460, Page 152, Register's Office for Davidson County, Tennessee, N 34 degrees 01' E, passing through a witness iron pin at 65.00 feet for a total distance of 673.1 feet to an iron pin in the southwesterly right-of-way line of Baptist World Center Drive;

Thence, with said right-of-way S 56 degrees 49' E, 2.62 feet to an iron pin;

Thence, continuing with said right-of-way line with a curve to the right 39.63 feet to an iron pin in the northwesterly right-of-way line of a 12-foot wide alley, said curve having a central angle of 90 degrees 50' 00", a radius of 25.00 feet, a tangent of 25.36 feet, and a chord of S 11 degrees 24' 00" E, 35.61 feet;

Thence, with said right-of-way line S 34 degrees 01' W, 102.10 feet to an iron pin;

Thence, with the southwesterly right-of-way line of a 10-foot wide alley, S 54 degrees 07' E, 22.03 feet to an iron pin;

Thence, leaving said right-of-way line with the northwesterly line of Lot No. 3 as shown on said plan of First Revision, Resubdivision of Lots One and Three, River Shore Industrial Park, S 34 degrees 01' W, 270.19 feet to an iron pin;

Thence, with the southwesterly line of said Lot No. 3, S 55 degrees 59' E, 619.62 feet to the point of beginning;

Containing 165,843 square feet or 3.81 acres, more or less, above the witness line with an additional 0.40 acres, more or less, between the witness line and the river.

This conveyance is subject to:

1) Payment of the 1999 property taxes, by the Grantor. 2000 property taxes, which have been prorated and assumed by Grantee.
2) All matters appearing on the Plan of Record in Plat Book 8250, Page 460, Register's Office for Davidson County, Tennessee.
3) Easement for the flow of the Cumberland River across the subject premises. Flowage Easement of record in Book 2151, Page 245 and Book 2245, Page 167, Register's Office for Davidson County, Tennessee.
4) Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage, of record in Book 4008, Page 220, Book 4017, Page 404 and Book 4006, Page 612, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl E. Jones by deed from William L. Davis of record in Book 10602, Page 91, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1325 Vashti Street, Nashville, Tennessee 37207