Instr:200003210028805 Page: 1 OF 2
REC'D FOR REC 03/21/2000 1:30:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $925.00

This Instrument Prepared By:
Cumberland Title Company
216 Centerview Drive, #139
Brentwood, TN 37027
(615) 661-6674

PICK-UP

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Map/Parcel Nos.
PCS Realty 1109 Harpeth Industrial Court Franklin, TN 37064	New Owner	Map 115 Parcels 4 and 7

THE STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00).

Affiant

JEFF FAWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me this 20th day of March, 2000.

Notary Public

My Commission Expires:

My Commission Expires January 20, 2002

That Alphonse H. Davis, Frank P. Davis and Julius Doochin ("Grantor), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY to **PCS Realty**, hereinafter referred to as "Grantee", whose office is located at 1109 Harpeth Industrial Court, Franklin, TN 37064, all those certain lots, tracts or parcels of land situated in Davidson County, Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property") to-wit:

Map 115, Parcel 4
Land in the 8th Civil District of Davidson County, Tennessee, generally known as 5900 Old Charlotte Pike and being more particularly described according to survey by Michael Stump dated May 17, 1977, as follows:

Beginning at a stake in the northerly right of way line of Old Charlotte Pike, the same being the southeast corner of the property belonging to VFW Post 1970; thence N 62 degrees 05 minutes east 211.65 feet to a fence post in the northerly right of way line of Old Charlotte Pike; thence N 10 degrees 26 minutes west 243.79 feet to an iron pin; thence N 85 degrees 38 minutes west 197.84 feet to an iron pin; thence S 08 degrees 44 minutes east 358.05 feet to the point of beginning.

Map 115, Parcel 7
A triangular tract of land in Davidson County, Tennessee on the north side of Charlotte Pike, east of River Road described by survey of Elbert Luther, Jr. dated October, 1980, as follows:

Said tract of land fronts 301.4 feet, more or less, on the northerly margin of Charlotte Pike and extends back 247.70 feet on the northeasterly line and 244.10 feet on the northwesterly line to a common point in the rear.

Being the same property conveyed to Alphonse H. Davis, Frank P. Davis and Julius Doochin by Quitclaim Deed from D D D Land, LLC, a Tennessee limited liability company of record in Instrument No. 200003070023154, Register's Office for Davidson County, Tennessee.

This is unimproved property known as:
7200 Charlotte Pike, Nashville, TN 37209

This conveyance is subject to: Property taxes for 2000 and subsequent years; The plan of record at Plat Book 8250, Page 8589; and sewer easement of record and shown in Book 6807, Page 860, Register's Office for Davidson County, Tennessee.

For the same consideration, Grantor further transfers to Grantee all of Grantor's rights, titles and interests (if any) appurtenant solely to the Property (including any rights of Grantor to water service, sewer service and other utility services) without warranty of any kind, either express or implied, except that Grantor has not previously transferred the same to any other party.

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters of record described herein, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said Grantee, Grantee's successors and assigns forever and the Grantor does hereby covenant with Grantee that is lawfully seized and possessed of the said Property in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned and the said Grantor does hereby bind itself, and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

EXECUTED this 20th day of March, 2000.

Alphonse H. Davis

Frank P. Davis

Julius Doochin

THE STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MEGAN ARELIS, a Notary Public in and for said County and State, the within named, Alphonse H. Davis, Frank P. Davis and Julius Doochin, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 20th day of March, 2000.

Notary Public, State of Tennessee
Notary's Printed Name: MEGAN ARELIS

My Commission Expires: