BOX #14A

G#13423-1

WARRANTY DEED



Instr:200004050034459 Page: 1 OF 2
REC'D FOR REC 04/05/2000 2:57:39PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $259.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Charles W. Hawkins III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES W. HAWKINS, III, TRUSTEE "NEW OWNER"		MAP 060-00-0
(NAME)	(NAME)	
706 Church Street, Suite 200		PARCEL 013.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		FB #13DA-18710
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, SUE CAROLYN NICHOLS STEWART, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES W. HAWKINS, III, TRUSTEE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set in the westerly right-of-way line of Brick Church Pike, width varies, in the northerly property line of Lot No. 2 of the Lot 2 Revisions, Resubdivision of Lot 2, Brick Church Business Park, Phase One, as of record in Book 7900, Page 31, Register's Office for Davidson County, Tennessee, also being the property of Charles W. Hawkins, III, Trustee, of record in Book 7265, Page 969, Register's Office for Davidson County, Tennessee; thence, leaving the westerly right-of-way line of Brick Church Pike, with the northerly property line of said Lot No. 2, North 88 deg. 08 min. 19 sec. West, a distance of 192.64 feet to an existing iron rod, at a corner common with Lot No. 1 of the Resubdivision of Lot No. 1, Resubdivision of Lot 2, Brick Church Business Park, Phase One, as of record in Book 8250, Page 742, Register's Office for Davidson County, Tennessee, also being the same property conveyed to Charles W. Hawkins, III, Trustee, of record in Book 11687, Page 8, Register's Office for Davidson County, Tennessee; thence, with the easterly property line of said Lot No. 1, North 01 deg. 17 min. 46 sec. East, a distance of 99.00 feet to an iron rod set at a corner common with the property of Thomas F. Mellett, et ux, of record in Book 4002, Page 68, Register's Office for Davidson County, Tennessee; thence, with the southerly

CONTINUED

unimproved ( )
This is improved (X) property, known as 2938 BRICK CHURCH PIKE, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 31st day of March, 2000

Sue Carolyn Nichols Stewart
SUE CAROLYN NICHOLS STEWART

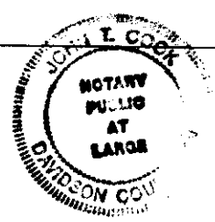
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUE CAROLYN NICHOLS STEWART, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 31st day of March, 2000.

My Commission Expires: May 27, 2001

Notary Public



LEGAL DESCRIPTION CONTINUATION

property line of Thomas F. Mellett, et ux, South 88 deg. 08 min. 19 sec. East, a distance of 193.38 feet to a pk nail set in the westerly right-of-way line of Brick Church Pike; thence, with the westerly right-of-way line of Brick Church Pike, South 01 deg. 43 min. 24 sec. West, a distance of 99.00 feet to the point of BEGINNING, containing 19,107 square feet or 0.439 acres, more or less.

BEING the same property conveyed to Sue Carolyn Nichols Stewart and Estes F. Nichols, by Deed from Leigh Hulme, Jr., and wife, Annie M. Hulme, of record in Book 4243, Page 37, Register's Office for Davidson County, Tennessee. And further conveyed to Sue Carolyn Nichols Stewart and husband, Jesse P. Stewart, by Quitclaim Deed from D. W. McMackin, Trustee, of record in Book 5374, Page 761, said Register's Office. The previous conveyance included land which has since been conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed from Sue Carolyn Nichols Stewart, of record in Book 10168, Page 196, said Register's Office. The said Jesse P. Stewart having since died.

The above description was prepared from an ALTA/ACSM Land Title Survey of Tax Map 60, Parcel 13, prepared by R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, CHERRY LAND SURVEYING, INC., 622 West Iris Drive, Nashville, TN 37204.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.