WARRANTY DEED

Instr:200004200039570 Page: 1 OF 8
REC'D FOR REC 04/20/2000 10:25:24AM
RECORD FEE: $35.00
M. TAX: $0.00 T. TAX: $462.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF April 2000

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN. 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX NUMBERS
HODGES & SON, INC.	SAME	[illegible] 046.00
(NAME)	(NAME)	
6504 FLEETWOOD DRIVE		128-10-0 188.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		128-11-0 050.00
(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, PAUL W. CLUNAN, II AND MILDRED CLUNAN AND MARY DEE FREEMAN AND ANN BERNADETTE WARPOOLE AND DOLORES ADAMS AND JULIA BREMER AND MICHAEL BREMER AND **

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HODGES & SON, INC., A TENNESSEE CORPORATION

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:

** DAVID BREMER AND MARTY CLUNAN AND AMY CLUNAN AND KIMBERLY CLUNAN AND CHRISTOPHER M. CLUNAN AND DIANE RECTOR AND DOUGLAS CLUNAN AND MARK MATTHEWS AND GINGER WARPOOLE AND JACKIE WARPOOLE AND WILLIAM CLUNAN AND JOHN CLUNAN AND PATRICK H. CLUNAN AND MATTHEW CLUNAN AND KEVIN R. CLUNAN AND VIRGINIA W. CLUNAN AND PAUL W. CLUNAN, III AND RACHEL DELGADO AND MIMI MATTHEWS AND MICHAEL MATTHEWS AND PAUL W. CLUNAN, II AS EXECUTOR FOR THE ESTATE OF CHARLES M. CLUNAN

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to CHARLEY CLUNAN, TRUSTEE, by deed from I. Dyke Tatum, Substitute Trustee, of record in Book 8244, page 160, Register's Office for DAVIDSON County, Tennessee. The said CHARLEY CLUNAN, being one and the same as CHARLES M. CLUNAN, has since died and PAUL W. CLUNAN, II succeeded to the Trustee's interest of the CLUNAN FAMILY TRUST. The beneficiaries of said Trust, each and all, execute this instrument for the purpose of conveying any and all interest they may have in said Trust property. SAID beneficiaries of the Trust being as follows: MILDRED CLUNAN; PAUL W. CLUNAN, II; MARY DEE FREEMAN; ANN BERNADETTE WARPOOLE; DOLORES ADAMS; JULIA BREMER; MICHAEL BREMER; DAVID BREMER; MARTY CLUNAN; AMY CLUNAN; KIMBERLY

*** CONTINUED ***

unimproved (X)
This is improved ( ) property, known as SAWYER BROWN ROAD, NASHVILLE, TN 37203
(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 our hand s this 19th day of April, 2000

Paul W. Clunan II
PAUL W. CLUNAN, II
MILDRED CLUNAN
By: Mildred Clunan
PAUL W. CLUNAN, II, ATTORNEY-IN-FACT

MARY DEE FREEMAN
By: Mary Dee Freeman
PAUL W. CLUNAN, II, ATTORNEY-IN-FACT

Ann Bernadette Warpoole
ANN BERNADETTE WARPOOLE

ESTATE OF CHARLES M. CLUNAN

BY: _____
PAUL W. CLUNAN, II, EXECUTOR

_____
DOLORES ADAMS
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
JULIA BREMER
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
MICHAEL BREMER
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
DAVID BREMER
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
MARTY CLUNAN
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
AMY CLUNAN
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
KIMBERLY CLUNAN
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
CHRISTOPHER M. CLUNAN
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
DIANE RECTOR
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
DOUGLAS CLUNAN
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
MARK MATTHEWS
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
GINGER WARPOOLE
BY: ANN C. WARPOOLE,
ATTORNEY-IN-FACT

_____
JACKIE WARPOOLE,
BY: ANN C. WARPOOLE,
ATTORNEY-IN-FACT

_____
WILLIAM CLUNAN
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
JOHN CLUNAN
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
PATRICK H. CLUNAN
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
MATTHEW CLUNAN
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
KEVIN R. CLUNAN
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
VIRGINIA W. CLUNAN
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
PAUL W. CLUNAN, III
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
RACHEL DELGADO
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
MIMI MATTHEWS
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

_____
MICHAEL MATTHEWS
BY: PAUL W. CLUNAN, II,
ATTORNEY-IN-FACT

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 PAUL W. CLUNAN, II AND ANN BERNADETTE WARPOOLE

the bargainor S, 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 19th day of April, 200

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

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 PAUL W. CLUNAN, II, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of DOLORES ADAMS, JULIA BREMER, MICHAEL BREMER, DAVID BREMER, MARTY CLUNAN, AMY CLUNAN, KIMBERLY CLUNAN, CHRISTOPHER M. CLUNAN, DIANE RECTOR, DOUGLAS CLUNAN, WILLIAM CLUNAN, JOHN CLUNAN, PATRICK H. CLUNAN, MATTHEW CLUNAN, KEVIN R. CLUNAN, VIRGINIA W. CLUNAN, PAUL W. CLUNAN, III, RACHEL DELGADO, MIMI MATTHEWS, MARK MATTHEWS, AND MICHAEL MATTHEWS, as their Attorney-in-Fact, as the free act and deed of the within named.

WITNESS my hand and official seal at Nashville, Tennessee, this 19TH day of APRIL, 1999.

My Commission Expires:
05/27/2001

NOTARY PUBLIC I. DYKE TATUM

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 ANN C. WARPOOLE, 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 on behalf of GINGER WARPOOLE AND JACKIE WARPOOLE, as their Attorney-in-Fact, as the free act and deed of the within named.

WITNESS my hand and official seal at Nashville, Tennessee, this 19TH day of APRIL, 2000.

My Commission Expires:
05/27/2001

NOTARY PUBLIC I. DYKE TATUM

*** LEGAL DESCRIPTION CONTINUATION

CLUNAN; CHRISTOPHER M. CLUNAN; DIANE RECTOR; DOUGLAS CLUNAN; WILLIAM CLUNAN; JOHN CLUNAN; PATRICK H. CLUNAN; MATTHEW CLUNAN; KEVIN R. CLUNAN; VIRGINIA W. CLUNAN; PAUL W. CLUNAN, III; RACHEL DELGADO; MIMI MATTHEWS; MARK MATTHEWS; MICHAEL MATTHEWS; GINGER WARPOOLE; AND JACKIE WARPOOLE.

ALSO being the RESERVE PARCEL "A", SECTION FOUR, CLUNAN HEIGHTS, of record in Plat Book 5200, page 202, conveyed to CHARLES M. CLUNAN, by deed from Hutton Buchannan, of record in Book 6541, page 975, Register's Office for DAVIDSON County, Tennessee. AND also being RESERVE PARCELS 17 and 188, on the Plan of HOLT MEADOWS, of record in Book 4300, page 174, conveyed to CHARLES M. CLUNAN AND WIFE, MILDRED CLUNAN, by deed from Hendley, Whiteside and Patterson, a Partnership Composed of ROBERT B. Hendley, Douglas C. Whiteside, and James T. Patterson, of record in Book 6541, page 977, Register's Office for DAVIDSON County, Tennessee. The said CHARLES M. CLUNAN died testate devising his property to his wife, MARY MILDRED CLUNAN and to MARY FREEMAN, MIKE MATTHEWS, MARK MATTHEWS, RACHEL DELGADO, AND MIMI MATTHEWS.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of MILDRED CLUNAN, MARY DEE FREEMAN, DOLORES ADAMS, JULIA BREMER, MICHAEL BREMER, DAVID BREMER, MARTY CLUNAN, AMY CLUNAN, KIMBERLY CLUNAN, CHRISTOPHER M. CLUNAN, DIANE RECTOR, DOUGLAS CLUNAN, WILLIAM CLUNAN, JOHN CLUNAN, PATRICK H. CLUNAN, MATTHEW CLUNAN, KEVIN R. CLUNAN, VIRGINIA W. CLUNAN, PAUL W. CLUNAN, III, RACHEL DELGADO, MIMI MATTHEWS, MARK MATTHEWS, AND MICHAEL MATTHEWS, by PAUL W. CLUNAN, II, as their Attorney-in-Fact, pursuant to Powers of Attorney which are being placed of record with this instrument.

This instrument is executed on behalf of GINGER WARPOOLE AND JACKIE WARPOOLE, by ANN C. WARPOOLE, as their Attorney-in-Fact, pursuant to Powers of Attorney which are being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEEDS OF RECORD

EXHIBIT "A"

A tract of land in the Second Civil District of Metro Nashville, Davidson County, Tennessee, that lies East of SAWYER BROWN ROAD and North of MEADOW LANE DRIVE, more particularly described according to surveys by JAMES L. MURPHY, JR. & CO., dated February 07, 1969; JAMES L. MURPHY, JR. & CO., dated July 24, 1969; JAMES L. MURPHY, JR. & CO., dated May 10, 1984; RAGAN-SMITH-MURPHY & ASSOCIATES, INC., dated November 29, 1984; RAGAN-SMITH-MURPHY & ASSOCIATES, INC., dated February 21, 1985, and by various recorded plans and documents as follows:

BEGINNING at a concrete monument in the South boundary line of Ridgelake, as recorded in Book 6250, page 677, Register's Office for DAVIDSON County, Tennessee, at the Northeast corner of Gregory T. Ava, et ux, as recorded in Book 5789, page 56, Register's Office for DAVIDSON County, Tennessee, and proceeding as follows:

1. With the South line of Ridgelake, South 87 degrees 30 minutes 00 seconds East 2,162.33 feet to the Southeast corner of Ridgelake and continuing on 24.77 feet for a total of 2,187.10 feet to an iron pin; thence,

2. With the West line of property now or formerly owned by DAVIDSON County, Tennessee, of record in Book 2992, page 557, Register's Office for DAVIDSON County, Tennessee, South 12 degrees 01 minutes 00 seconds West 790.18 feet to a 3 inch diameter iron pin; thence,

3. With the North line of property now or formerly owned by JOHN HOLT, of record in Book 644, page 69; Register's Office for DAVIDSON County, Tennessee, North 60 degrees 18 minutes 40 seconds West 145.49 feet; thence,

4. North 86 degrees 45 minutes 00 seconds West 148.50 feet; thence,

5. South 82 degrees 45 minutes 00 seconds West 136.13 feet; thence,

6. South 89 degrees 45 minutes 00 seconds West 115.50 feet; thence,

7. North 58 degrees 00 minutes 00 seconds West 66.00 feet; thence,

8. North 80 degrees 45 minutes 00 seconds West 153.45 feet; thence,

9. South 82 degrees 30 minutes 00 seconds West 145.20 feet; thence,

10. South 66 degrees 45 minutes 00 seconds West 112.20 feet; thence,

11. South 60 degrees 15 minutes 00 seconds West 85.00 feet to the East corner of parcel of property conveyed to HUTTON BUCHANNAN, ET UX, of record in Book 126, page 341, Probate Court, DAVIDSON County, Tennessee; thence,

12. With the North line of said parcel, South 86 degrees 29 minutes 40 seconds West 125.56 feet to a concrete monument at the East corner of Clunan Heights, Section 4, of record in Book 6200, page 202, Register's Office for DAVIDSON County, Tennessee; thence,

13. With the boundary of Clunan Heights, Section 4, North 30 degrees 55 minutes 38 seconds West 82.30 feet; thence,

14. North 80 degrees, 00 minutes 15 seconds West 186.91 feet; thence,

15. South 06 degrees 20 minutes 54 seconds West 219.05 feet to the Southwest corner of Lot 26, Clunan Heights, Section 4; thence,

16. With the South line of said Lot 26, North 81 degrees 08 minutes 03 seconds East 99.58 feet to the original South line of Clunan and the North line of Holt Meadows, of record in Book 4300, page 174, Register's Office for DAVIDSON County, Tennessee; thence,

17. With the said common line, South 56 degrees 50 minutes 05 seconds West, 256.53 feet to a concrete monument; thence,

18. South 49 degrees 52 minutes 00 seconds West 256.23 feet to a concrete monument; thence,

19. South 51 degrees 27 minutes 45 seconds West 247.78 feet to a concrete monument; thence,

20. South 29 degrees 12 minutes 30 seconds East 21.24 feet to a concrete monument; thence,

21. South 47 degrees 47 minutes 50 seconds West 84.40 feet to a concrete monument; thence,

22. South 70 degrees 53 minutes 45 seconds West 52.10 feet to a concrete monument; thence,

23. South 86 degrees 51 minutes 10 seconds West 71.46 feet to a concrete monument; thence,

24. North 82 degrees 54 minutes 09 seconds West 237.07 feet to a concrete monument; thence,

25. North 64 degrees 57 minutes 59 seconds West 11.40 feet to the East corner of Reserve Parcel No. 188, recorded in Holt Meadows, of record in Book 4300, page 174, Register's Office for DAVIDSON County, Tennessee; thence,

26. With the East line of said Reserve Parcel No. 188, South 60 degrees 13 minutes 33 seconds West 73.95 feet to a point on the Northeast right-of-way line of Meadow Lane Drive, a 50.0 foot road; thence,

27. Northwestward with said right-of-way line and on a 339.99 foot radius curve to the left, a distance of 174.72 feet to the original South line of Clunan, said curve has a chord bearing of North 44 degrees 30 minutes 59 seconds West and a chord distance of 172.80 feet; thence,

28. With Clunan's original South line and the South line of Clunan Heights, Section 2, as recorded in Book 6250, page 27, Register's Office for DAVIDSON County, Tennessee, South 65 degrees 15 minutes 55 seconds East 57.45 feet to a concrete monument; thence,

29. With the East line of Clunan Heights, Section 2, North 39 degrees 35 minutes 23 seconds East 163.89 feet to a concrete monument; thence,

30. North 29 degrees 55 minutes 00 seconds East 191.46 feet to a concrete monument; thence,

31. North 48 degrees 34 minutes 50 seconds East 73.44 feet to a concrete monument; thence,

32. Northwestward with a 305 foot radius curve to the right a distance of 39.50 feet to a concrete monument, said curve having a chord bearing of North 37 degrees 42 minutes 35 seconds West and a chord distance of 39.47 feet; thence,

33. North 34 degrees 00 minutes 00 seconds West 96.91 feet to a concrete monument, said monument being the Southwest corner of a 50 foot wide dedicated right-of-way, as recorded in Clunan Heights, Section 2, of record in Book 6250, page 27, Register's Office for DAVIDSON County, Tennessee, and further described as follows:

    (a) Northwestward with the North line of Lot 6, Clunan Heights, Section 2, along a curve to the left 122.18 feet to a concrete monument; thence,

    (b) Continuing with the North line of said Lot 6, southwestward along a radius to the left 39.03 feet to a concrete monument, said monument being on the East right-of-way of Sawyer Brown Road and also being 479.72 feet, more or less, North of, along the East margin of Sawyer Brown Road, the Southwest corner of Clunan Heights, Section 2; thence,

    (c) Northward with the East right-of-way of Sawyer Brown Road, 99.54 feet to a concrete monument, said monument being the Southwest corner of Lot 7, Clunan Heights, Section 2; thence,

    (d) Southeastward with the South line of Lot 7 along a radius to the left, 39.03 feet to a concrete monument; thence,

    (e) Continuing with the South line of said Lot 7 along a curve to the right, 87.54 feet to a concrete monument, said monument being on the West line of the Clunan property described hereinabove and hereinafter, and said monument also being the Southwest corner of said Lot 7, Clunan Heights, Section 2; thence,

    (f) Continuing along said curve to the right, 74.35 feet to a concrete monument; thence,

    (g) South 56 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the point of beginning of the above described dedicated right-of-way, said dedicated right-of-way being intended to provide permanent access from Sawyer Brown Road to the Clunan property described herein.

34. Continuing with the description of the Clunan property boundary, North 56 degrees 00 minutes 00 seconds East 50.0 feet to a concrete monument, said monument being the Northeast corner of the dedicated right-of-way described in call No. 33 above; thence,

35. Northwestward with a 203.84 foot radius curve to the left, a distance of 74.35 feet to a concrete monument, said curve having a chord bearing of North 44 degrees 26 minutes 55 seconds West and a chord distance of 73.94 feet, said monument being the Southeast corner of Lot 7, Clunan Heights, Section 2; thence,

36. North 35 degrees 06 minutes 08 seconds East 163.54 feet to a concrete monument; thence,

37. North 27 degrees 36 minutes 11 seconds East 341.72 feet to a concrete monument, said monument being the Northeast corner of Clunan Heights, Section 2 and the Southeast corner of Clunan Heights, Section 1, as recorded in Book 4300, page 17, Register's Office for DAVIDSON County, Tennessee; thence,

38. With the East line of Clunan Heights, Section 1, North 06 degrees 11 minutes 50 seconds East, a distance of 450.92 feet to the point of BEGINNING, containing approximately 49.20 acres, more or less.