Instr:200005190050534 Page: 1 OF 3
REC'D FOR REC 05/19/2000 2:58:31PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $2960.00

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
J.D. Eatherly Properties 1700 Hayes Street Nashville, Tennessee 37203	Map/Par 105-01-316.00 (10W 03560)	Same
This instrument prepared by: R. Claybourne Petrey, Jr. Attorney, Ayers Asset Management, Inc., P. O. Box 217, Parsons, Tennessee 38363		

SPECIAL WARRANTY DEED

PICK-UP

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, AYERS-LANIER AND ASSOCIATES, LTD., a Tennessee limited partnership (the "Grantor"), by these presents does hereby convey, assign, transfer and sell all of Grantor's right, title, and interest in and to certain Property (as hereinafter defined), to the following as tenants-in-common only (collectively, the "Grantees"), and to the Grantee's heirs, successors and assigns, the respective undivided percentage interests in the Property as follows:

Tenant-in-Common	**Percentage Interest**
J.D. Eatherly Properties	27.5
Steve Eatherly	30.0
Steve Kirby	10.0
Donnie Eatherly	10.0
Sue Ann Jennings	10.0
Sandra Cantrell	10.0
Serena Wilkenson	2.5
	100.0%

The "Property" conveyed herein is certain land in Davidson County, Tennessee, being more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 1119, 1121, and 1123 12th Avenue, South, Nashville, Tennessee 37203. The subject property is commercial property and is not the usual place of residence of the Grantor.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein. Grantor further covenants and binds himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 19th day of May, 2000.

AYERS-LANIER AND ASSOCIATES, LTD.

By: _____
James W. Ayers, General Partner

STATE OF TENNESSEE)
COUNTY OF Decatur)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James W. Ayers, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the general partner of AYERS-LANIER AND ASSOCIATES, LTD., a Tennessee limited partnership, the within named bargainor, and that, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as general partner.

WITNESS my hand and seal, at office in Parsons, Tennessee, this the 10th day of May, 2000.

Rieva Conway
NOTARY PUBLIC

My Commission Expires: 7/27/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me this 19 day of May, 2000.

Notary Public

My Commission Expires: 3/27/2004

EXHIBIT A

Lot 1, Resubdivision of Section 31, Edgehill Estates, of record in Book 5210, page 312, said Register's Office.

Beginning at an iron pin in the northerly margin of Edgehill Avenue at the northwesterly intersection of Edgehill Avenue and 12th Avenue South; thence with the margin of said Avenue, North 82° 32' West, 247.26 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.00 feet a distance of 39.36 feet to an iron pin in the easterly margin of 13th Avenue, South; thence with the margin of said Avenue, North 7° 40' East, 259.91 feet to an iron pin; thence South 81° 21' East, 175.93 feet to an iron pin; thence North 16° 58' East, 23.50 feet; thence South 81° 44' 46" East, 14.94 feet; thence North 77° 42' 14" East, 42.72 feet; thence South 81° 44' 46" East, 77.69 feet to an iron pin at the beginning of a curve to the right having a radius of 20.00 feet a distance of 33.76 feet to an iron pin in the westerly margin of 12th Avenue, South; thence with the margin of said Avenue, South 14° 58' 14" West, 275.69 feet to an iron pin at the beginning of a curve to the right having a radius of 25.00 feet a distance of 36.00 feet to the point of beginning.

Being the same property conveyed to Ayers-Lanier and Associates, Ltd. by Warranty Deed from Metropolitan Development and Housing Authority dated August 17, 1981, of record in Book 5783, page 155, said Register's Office.

This conveyance is subject to the following:

1. Davidson County taxes for 2000, a lien, but not yet due and payable. (Map/Parcel No. 105-1-316; 10W 03560)
2. Matters shown on recorded plan in Book 5210, page 312, said Register's Office, including a 15 foot minimum setback line from 12th Avenue South; a 20 foot utility easement along the northwesterly portion of said property; a 25 foot utility easement running northwest and northeast across the northeast portion of said property; and a utility easement of varying width along the easterly line of said lot.
3. Covenants of record in deed from the Metropolitan Development and Housing Authority of record in Book 5783, page 1555, said Register's Office.
4. Unrecorded Lease dated July 15, 1996 between Ayers-Lanier and Associates, Ltd., and the Metropolitan Housing and Development Agency.
5. Unrecorded Memorandum of Understanding dated March 4, 1999 between Ayers-Lanier and Associates, Ltd., and the Metropolitan Housing and Development Agency.
6. Deed of Trust to Devereaux D. Cannon, Jr., Trustee, in favor of Metropolitan Housing and Development Agency to secure an indebtedness in the amount of $120,000, of record in Book 11705, page 714, said Register's Office.
7. Short Form Lease dated March 11, 1999 between Ayers-Lanier and Associates, Ltd and Family Dollar Stores of Tennessee, Inc., of record in Book 11673, page 50, said Register's Office.
8. Short Form Lease dated March 10, 1999 between Ayers, Lanier and Associates, Ltd. and Houchens Industries, Inc., of record at Instrument No. 200001100002905.
9. Matters shown on survey dated July 13, 1999, updated May 9, 2000, by Land Surveying Consultants, Allen R. Trumbo, R.L.S. #1127.
10. Unrecorded Telephone Service Agreement dated October 27, 1999 between Cumberland Telecom and Ayers Lanier and Associates, Ltd.
11. Purchase money lien in favor of Grantor to secure the sum of $150,000 purchase money financing in connection with this deed.
12. Subdivision and Zoning Regulations of Metro Nashville-Davidson County.