STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200006120058267 Page: 1 OF 3
REC'D FOR REC 06/12/2000 9:06:04AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $471.38

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,400.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of June, 2000.

Notary Public

My Commission Expires: 10/22/01

JEANETTE L. RAMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Thornton and Associates, Inc.
1205 South Graycroft Avenue
Nashville, Tennessee 37115

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 051-06-0-037.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Systems Construction, Inc., a Tennessee corporation,** hereinafter referred to as Grantor, hereby transfers and conveys to **Thornton and Associates, Inc., a Tennessee corporation,** hereinafter referred to as Grantee, its heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Property located in the 4th Councilmanic District of Nashville, Davidson County, Tennessee, being Part of Lot No. 23 on the Final Plat of Oakland Acres, Section Three, as of record in Plat Book 2133, page 34, Register's Office for Davidson County, Tennessee, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC Dated December 17, 1998, as follows:

Beginning at an iron rod (new) on the easterly right-of-way line of South Graycroft Avenue (60 foot ROW), said rod being the northwest corner of the herein described property and the southwest corner of Lot 22 on the Final Plat of a Resubdivision of Lots 20 and 21, Section Two, and Lot 22, Section Three, Oakland Acres, as of record in Plat Book 2083, page 60, Register's Office for Davidson County, Tennessee; Thence, following the south line of said Lot 22 South 86 deg. 45 min. 00 sec. East, 214.23 feet to a concrete monument (old), being the southeast corner of said Lot 22, also being the southwest corner of Lot 20; thence following the south line of said Lot

20, South 86 deg. 45 min. 00 sec. East, 91.14 feet to a concrete monument (old), being the northwest corner of Lot 42 on the Final Plat of Oakland Acres, Section Four, as of record in Plat Book 2133, page 19, Register's Office for Davidson County, Tennessee; thence following the west line of said Lot 42 and a portion of Lot 41, South 03 deg. 19 min. 56 sec. West, 150.00 feet to an iron rod (new), being the northeast corner of Lot 24 on the Final Plat of Oakland Acres, Section Two of record in Plat Book 2133, page 33, Register's Office for Davidson County, Tennessee; thence following the north line of said Lot 24, North 86 deg. 45 min. 00 sec. West, 307.20 feet to an iron rod (new) on the easterly right-of-way line of South Graycroft Avenue, also being the northwest corner of said Lot 24; thence following said easterly right-of-way line North 04 deg. 01 min. 56 sec East, 150.00 feet to the point of beginning; containing 45,912.52 square fee or 1.05 acres, more or less.

Being the same property conveyed to SYSTEMS CONSTRUCTION, INC. by deed from Donald W. Belles and wife, Carole S. Belles of record in Book 11298, page 236, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2133, Page 34, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2092, page 492, Register's Office for Davidson County, Tennessee.

Easement for right-of-way and slope of record in Book 7706, page 371, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying its prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 1205 South Graycroft Avenue, Nashville, Tennessee 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, its 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 9th day of June, 2000.

SYSTEMS CONSTRUCTION, INC.

By: _____

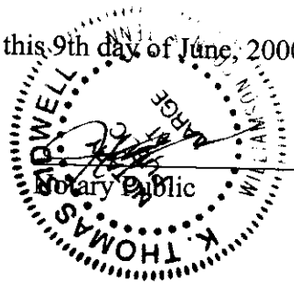
Gregory L. Donohoo

Its: *President*

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory L. Donohoo, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, acknowledged that he is the Vice-President of Systems Construction, Inc. and who further acknowledged that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of June, 2000.



Notary Public

10/22/01
My Commission Expires

01961-JC