33 B

Instr:200007100067933 Page: 1 OF 6
REC'D FOR REC 07/10/2000 9:40:04AM
RECORD FEE: $27.00
M. TAX: $0.00 T. TAX: $925.00

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $250,000.00 Lauren L Wynn **AFFIANT** Subscribed and sworn to before me, this 7th day of July, 2000. Angela A. Ramsey Notary Public My Commission Expires: 1-27-2002 ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Karl E. Haury, Jr. P.O. Box 121700 Nashville, TN	SAME	114-51 114-232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **21 CENTURY PARTNERS, a Tennessee general partnership composed of Eric W. Crafton, Jacky W. Allen, Joe Gower, Mikeco Holdings, Inc. successor to Lovell & Malone, Inc. and C&C Development and Construction Co., Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KARL E. HAURY, JR.**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This property is conveyed subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Mineral Rights of record in Book 358, Page 46, Register's Office for Davidson County, Tennessee.

3. Right-of-Way granted to the Tennessee Electric Power Company of record in Book 751, Page 374, Register's Office for said County.

4. Easement(s) granted to the Tennessee Electric Power Company of record in Book 787, Page 13, Register's Office for said County.

5. Easement(s) granted to the Tennessee Electric Power Company of record in Book 787, Page 14, Register's Office for said County.

6. Right-of-Way Agreement of record in Book 1634, Page 593, Register's Office for said County.

7. Ingress and Egress to family cemetary in Agreement of record in Book 2484, Page 315, Register's Office for said County.

8. Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, Page 720, Register's Office for said County.

9. Access Easement Agreement of record in Book 10008, Page 79, Register's Office for said County.

10. Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, Page 723, Register's Office for said County.

This is improved property located on Route 2 Charlotte Pike, Nashville, TN and 734 Charlotte Pike, Nashville, TN.

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 successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person 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 7th day of July, 2000.

Eric W. Crafton

By: Wayne T. Crafton Attorney in Fact
Wayne T. Crafton, Attorney-in-Fact

Jacky W. Allen

Joe Gowen

MEIKO HOLDINGS, INC., a Tennesee corporation, successor to Lovell & Malone, Inc.

By: _____
J. Thomas Holland, II, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WAYNE T. CRAFTON,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in Fact for Eric W. Crafton, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 7th day of July, 2000.

_____
Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACKY W. ALLEN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of July, 2000.

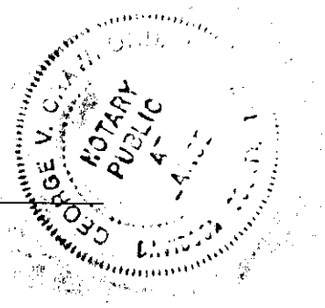
_____
Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE GOWER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of July, 2000.



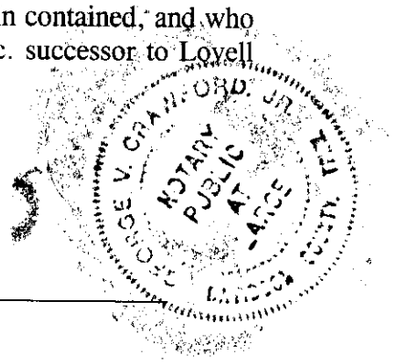
Notary Public

My Commission Expires: 10/25/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. THOMAS HOLLAND,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of the Mikeco Holdings, Inc. successor to Lovell & Malone, Inc. and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this 7th day of July, 2000.



Notary Public

My Commission Expires: 10/25/2003

C & C DEVELOPMENT AND CONSTRUCTION CO., INC. a Tennessee corporation

By: Eric Crafton

Name: ~~George~~ Eric Crafton

Title: President, C&C Dev.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Crafton with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of C & C Development and Construction, Co., Inc. and is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 27th day of June, 2000.

Notary Public

My Commission Expires: 10/25/2003



EXHIBIT "A"

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE 23rd COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY BY: H&H LAND SURVEYING, INC. - DATED: JUNE 30, 2000 - JOB NO: 97-443 AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE, U.S. HWY. 70N, ST.RT. 24 (80' PUBLIC R.O.W.) AT THE EASTERLY PROPERTY CORNER OF A TRACT OF LAND AS DEEDED TO WILSON G. NEESE AND WIFE, BARBARA BAKER NEESE AS OF RECORD IN DEED BOOK 5068, PAGE 348 R.O.D.C., TENNESSEE. SAID IRON ROD ALSO BEING N 42°01'33"E 272.22 FEET FROM THE INTERSECTION OF THE CENTERLINE OF SAWYER BROWN ROAD AND CHARLOTTE PIKE; THENCE,

1. LEAVING SAID RIGHT-OF-WAY LINE, WITH THE NORTHERLY PROPERTY LINE OF THE NEESE TRACT, **N 63°36'49"W 330.16 FEET** TO AN IRON ROD (OLD); THENCE,

2. WITH THE WESTERLY PROPERTY LINE OF THE NEESE TRACT, **S 52°10'27"W 353.00 FEET** TO AN IRON ROD OLD IN THE EASTERLY PROPERTY LINE OF A TRACT OF LAND AS DEEDED TO JAMES O. DOTSON, JR. AND WIFE, HENRIETTA DOTSON AS OF RECORD IN DEED BOOK 5830, PAGE 785 R.O.D.C., TENNESSEE; THENCE,

3. WITH THE EASTERLY PROPERTY LINE OF THE DOTSON TRACT, **N 56°56'48"W 78.87 FEET** TO AN IRON ROD (OLD); THENCE,

4. **N 35°56'16"W 145.55 FEET** TO AN IRON ROD (OLD) IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND AS DEEDED TO DONALD L. SMITH AND WIFE, VICTORIA SMITH AS OF RECORD IN DEED BOOK 9389, PAGE 702 R.O.D.C., TENNESSEE; THENCE,

5. WITH THE SOUTHERLY PROPERTY LINE OF THE SMITH TRACT, IN PART, **S 87°27'41"E 37.50 FEET** TO AN IRON ROD (OLD); THENCE,

6. WITH THE EASTERLY PROPERTY LINE OF THE SMITH TRACT, **N 01°08'00"E 370.65 FEET** TO AN IRON ROD (OLD) IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND AS DEEDED TO RBAG / PRESTON-WESTCHASE, LLC AS OF RECORD IN DEED BOOK 11016, PAGE 610 R.O.D.C., TENNESSEE; THENCE,

7. WITH THE SOUTHERLY PROPERTY LINE OF THE RBAG / PRESTON-WESTCHASE, LLC TRACT, IN PART, **S 82°06'59"E 190.00 FEET** TO AN IRON ROD (OLD); THENCE,

8. **S 81°07'14"E 188.29 FEET** TO AN IRON ROD (OLD); THENCE,

9. **S 83°34'53"E** PASSING THROUGH AN IRON ROD (NEW) AT THE COMMON NORTHERLY PROPERTY CORNER BETWEEN THE ORIGINAL DEED TRACTS I & III, **XXXXXXXXXXXXXX** FOR A TOTAL DISTANCE OF **429.20 FEET** TO A IRON ROD (NEW); THENCE,

10. **S 39°31'29"E 199.32 FEET** TO AN IRON ROD (OLD) ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHARLOTTE PIKE; THENCE,

11. WITH SAID RIGHT-OF-WAY LINE, **S 50°28'31"W 319.27 FEET** TO THE POINT OF BEGINNING AND CONTAINING 308,532 SQUARE FEET OR 7.0829 ACRES MORE OR LESS AS CALCULATED BY THE ABOVE BEARINGS AND DISTANCES WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF A CLASS "URBAN" ALTA/ACSM LAND TITLE SURVEY OF 1992.

PROPERTY DESCRIPTION:

THIS TRACT IS A PORTION OF DEED TRACT I AND ALL OF DEED TRACT III AS CONVEYED TO 21ST CENTURY PARTNERS, A TENNESSEE GENERAL PARTNERSHIP FROM BERTHAL LEORA HULAN, CATHERINE HULAN, HENRIETTA DOTSON AND WILLIE PAUL HULAN BY WARRANTY DEED OF RECORD IN BOOK 10551, PAGE 318 R.O.D.C., TENNESSEE.