FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 575,000.00

John E. Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 20 00

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(NOTARIAL SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Osborne Bros. (NAME)	New Owner (NAME)	MAP #133-2
201 Eddings Lane (ADDRESS)	(ADDRESS)	PARCEL #250
Nashville, TN 37211 (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, Richard C. Argo, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Osborne Bros., a Tennessee General Partnership composed of John E. Osborne, Timothy E. Osborne, and Kenneth C. Osborne

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:

Being a combination of land in the Sixth Civil District of Davidson County, Tennessee as described in Deed Book 5072, Page 423, Deed Book 4523, Page 373 and Deed Book 5041, Page 894. Bounded on the north by May-Mac, east by an alley, south by Doak and west by Nolensville Rd. and being more particularly described as follows:

Beginning at an iron pin (new) in the east margin of Nolensville Road and being approximately 169' south of the centerline intersection of Antioch Pike and Nolensville Road, at the southwest corner of the May-Mac,Inc. property (Deed Book 7128, Page 578);

Thence, with the south and east lines of May-Mac for the next two calls:

N 63° 40' 15" E - 166.15' to an iron pin (new),
N 08° 08' 01" W - 17.09' to an iron pin (new) in the south margin of Antioch Pike;

Thence, with the south margin of Antioch Pike, S 86° 20' 36" E - 68.00' to an iron pin (new) in the east margin of a 15' alley,

Thence, with the west line of the alley S 03° 39' 24" W - 155.60' to an iron

CONTINUED

unimproved ( )
This is improved (X) property, known as 3302 Nolensville Pike, Nashville, TN 37211
(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 1st day of September, 20 00

Richard C. Argo
Richard C. Argo

Davidson County DEEDWARR
Recvd: 09/05/00 16:05 3pgs
Fees:15.00 Taxes:2127.50

20000905-0087720

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 Richard C. Argo, unmarried

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of September 2000.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

FILE BOX 45

LEGAL DESCRIPTION CONTINUATION

pin (old), at the northeast corner of the John G. Doak, Trustee property (Deed Book 6147, Page 912);

Thence, with the north line of Doak for the next two calls:

S 85° 44′ 02" W - 61.30′ to an iron pin (new);
S 63° 40′ 15" W - 96.55′ to an iron pin (new) in the east margin of Nolensville Road;

Thence with the east margin of Nolensville Road, N 26° 00′ 00" W - 129.50′ to the POINT OF BEGININNING and containing 27.085 square feet or 0.62 acres more or less according to a survey by Jerry Swords, Jr., RLS #1806 of S & A Surveying, Inc., 3639 Cairo Bend Rd, Lebanon, TN. 37087, dated August 7, 2000.

BEING the same property conveyed to Richard C. Argo and wife, Martha C. Argo by deed from C. T. Neal, Jr. and wife, Irene T. Neal, and Nannie R. Neal, a widow, of record in Book 5072, Page 423; and to Richard C. Argo and wife, Martha C. Argo, by deed from Ruby McGown, a widow, of record in Book 5041, Page 894; and to Richard Carney Argo and wife, Martha Alice Argo, by deed from Claude R. Alexander and wife, Mattie Mai Alexander, of record in Book 4523, Page 373, Register's Office for said County. The said Martha C. Argo a/k/a Martha Alice Argo now being deceased.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; and (2) Sewer Easements of record in Book 4224, Page 183 & 186; Book 4224, Page 80; and Book 7470, Page 782, said Register's Office.

Richard C. Argo, Richard Argo, and Richard Carney Argo being one in the same person.