This Instrument Was Prepared By:
W. William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/20/00 14:37 3pgs
Fees:15.00 Taxes:610.50
20000920-0093669

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, Patricia Simpson Utley, now known as Patricia U. Wilson, Trustee of the Patricia Simpson Utley Revocable Trust established April 8, 1993, ("Grantor") have bargained and sold, and do hereby bargain, sell and convey unto Scott Pearce, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the Nineteenth Councilmanic District of Metropolitan Nashville and Davison County, being the southerly 21.6 feet of Lot 61, Lot 62 and 63 on the Plan of Hagan and Merritts Re-subdivision of Blocks I, J, K, L, M and N of the Merritt Lands of record in Book 161, page 49, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey –prepared by Ragan-Smith Associates, Inc., Job Number 2000-093, W.O. 6504 dated August 15, 2000 and proceeding as follows:

Beginning at an iron pin (old) on the westerly right of way of Hagan Street, 50-foot right of way, at the northeast corner of a tract of land conveyed to the Metro Government of Nashville and Davidson County, Tennessee of record in Deed Book 118, page 355, Register's Office for Davidson County, Tennessee; said iron rod being situated North 03 deg. 24' 39" East 89.00 feet from the northerly right of way of Merritt Street, 50-foot right of way, as measured along the westerly margin of Hagan Street; thence, 1. Leaving the westerly right of way of Hagan Street with the north property line of the aforementioned Metro Government of Nashville and Davidson County, Tennessee property, North 86 deg. 27' 29" West, 150.00 feet to an iron rod (new) in the easterly line of a 20-foot alley; thence, 2. With the easterly line of a 20-foot alley, North 03 deg. 31' 45" East, 121.60 feet to an iron rod (old) at the southwest corner of a tract of land conveyed to B & A Truck Repair, Incorporated, of record in Deed Book 5938, page 792, Register's Office for Davidson County, Tennessee; thence, 3. With the south line of B & A Truck Repair, Inc., South 86 deg. 26' 55" East, 54.98 feet to a point on the outside wall of an existing building; thence, 4. Along said outside building wall, South 02 deg. 00' 58" West, 5.04 feet; thence, 5. South 87 deg. 09' 50" East, 17.19 feet; thence, 6. North 02 deg. 51' 33" East, 4.82 feet; thence, 7. With the aforementioned south line, South 86 deg. 26' 55" East, 77.85 feet to an iron rod (old) on the westerly right of way of said Hagan Street; thence, 8. With said westerly right of way, South 03 deg. 34' 39" West, 121.58 feet to the Point of Beginning and containing 18,159 square feet or 0.417 acres, more or less, as calculated by the above courses and distances.

Being a part of the property conveyed to Patricia Simpson Utley, Trustee of the Patricia Simpson Utley Revocable Trust, established April 8, 1993 by Quitclaim Deed of Patricia Utley, Trustee of the Patricia Utley Family Trust, of record in Book 9191, page 368, Register's Office of Davidson County, Tennessee. And also being a part of the property conveyed to Patricia Utley, Trustee, of the Patricia Utley Family Trust by Quitclaim Deed of Patricia D. Utley, of record in Book 5816, page 493, Register's Office of Davidson County, Tennessee.

This property is known as 526 Hagan Street, Nashville, TN 37203
This conveyance is subject to all encumbrances, easements, restrictive covenants and other

matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with the appurtenances, estate title and interest thereto belonging to the Grantee, his heirs and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has a good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 1 day of September, 2000.

Patricia Simpson Utley

Patricia Simpson Utley, now known
As Patricia U. Wilson, Trustee of
The Patricia Simpson Utley
Revocable Trust established
April 8, 1993

Patricia U. Wilson

Patricia U. Wilson, Individually

Atty4\Russell\pearce\deed

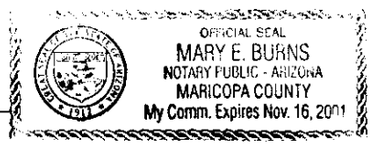
STATE OF ARIZONA
COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Patricia Simpson Utley, Trustee of the Patricia Simpson Utley Revocable Trust established April 8, 1993, and Patricia U. Wilson, individually, personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be her free and voluntary act and deed and that she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 1st day of September, 2000.

Mary E. Burns
Notary Public

My Commission Expires: 11-16-2001



STATE OF ~~ARIZONA~~ TENNESSEE

COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th
Day of September 2000.

Notary Public

Commission Expiration:

My Commission Expires 8/18/2001

RETURN TO:

W. William Davis, Attorney, PC
219 Ward Circle, #3
Brentwood, TN 37027

SEND TAX BILLS TO:

Scott Pearce
14310 E. 42nd Street, #B-364
Independence, MO 64055

PROPERTY ADDRESS:

526 Hagan Street
Nashville, TN 37203

MAP & PARCEL:
105-6-255

Atty4\Russell\pearce\deed