50-A

This Instrument Prepared By:
Stokes Bartholomew Evans & Petree, P.A. (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Map 117-05
Parcel 30

Address New Owner/
Send Tax Bills to:

William R. Grainger
809 Lynnbrook Road
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/26/00 16:14 3pgs
Fees:15.00 Taxes:1887.00
20000926-0095475

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALEXANDER S. FUQUA** and wife, **HELEN K. FUQUA** (hereinafter collectively the "GRANTORS"), have bargained and sold, and by these presents do hereby transfer, assign and convey unto **WILLIAM R. GRAINGER** and wife, **KATHLEEN B. GRAINGER** (hereinafter collectively the "GRANTEES"), their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 809 Lynnbrook Road, Nashville, Tennessee 37215.

The conveyance of the property herein, and all covenants and warranties of GRANTORS contained herein, are made expressly subject to real estate taxes for the year 2000, a lien, not yet due and payable.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, and GRANTEES' heirs and assigns, forever. GRANTORS covenant that they are lawfully seized and possessed of the property in fee simple, have the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTORS further covenant and bind themselves, and their heirs and

assigns, to warrant and forever defend the title to said property to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have caused this General Warranty Deed to be executed as of this 25th day of September, 2000.

ALEXANDER S. FUQUA

HELEN K. FUQUA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, ALEXANDER S. FUQUA and HELEN K. FUQUA, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of September, 2000.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

AFFIANT

Subscribed and sworn to before me
this 25th day of September, 2000.

Notary Public

My Commission Expires:

145932.1 / 4392-1

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Unrecorded Map called Lynnbrook Subdivision, being a subdivision of parts of Lots Nos. 22 and 23 of Ensworth Plan of Lots, and described according to a copy of a survey made by Yokely & Waggoner, Engineers, as follows:

Beginning at a point in the westerly margin of Lynnbrook Road, the common corner of Lots Nos. 1 and 2; thence with the line between said lots, westerly 430 feet to a point; thence northerly 114 feet to the common corner of Lots Nos. 2 and 3; thence with the line between said lots, easterly 430 feet to the westerly margin of Lynnbrook Road; thence with the margin of same, southerly 114 feet to the beginning.

Being the same property conveyed to Alexander S. Fuqua and wife, Helen K. Fuqua by deed from Harold L. Huggins, unmarried, and Ellen Jewell of record in Book 9118, page 93, said Register's Office.