THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 10026A

Davidson County DEEDWARR
Recvd: 10/27/00 08:25 2pgs
Fees:11.00 Taxes:444.00
20001027-0106403

MAP/GROUP/PARCEL: 072-05-0/034.00 & 035.00

NEW OWNER'S NAME AND ADDRESS:
MCINTOSH-MURPHY PARTNERSHIP, A GENERAL PARTNERSHIP OF RICHARD A. MURPHYAND G. DAVID MCINTOSH, JR., a Tennessee general partnership
3016 AMBROSE AVENUE
Nashville, TN 37207

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, J.T. DUGGER & SON CO., INC., a corporation existing under the laws of the State of Tennessee, hereinafter called Grantor, does hereby transfer and convey unto MCINTOSH-MURPHY PARTNERSHIP, A GENERAL PARTNERSHIP OF RICHARD A. MURPHYAND G. DAVID MCINTOSH, JR.,its successors and assigns, hereinafter called Grantee, property described as follows:

SAID PROPERTY BEING DESCRIBED AS FOLLOWS:

TRACT 1:
BEING LOT NO. 23 ON THE PLAN OF ROTHWOOD, SECTION 1, AS OF RECORD IN PLAT BOOK 1424, PAGE 134, REGISTER'S OFFICE FOR DAVIDSON COUNTY TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY.

TRACT 2:
BEING LOT NO. 24 ON THE PLAN OF ROTHWOOD, SECTION 1, AS OF RECORD IN PLAT BOOK 1424, PAGE 134, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY.

The subject property is unimproved property commonly known as 3009 & 3011 Ambrose Avenue, Nashville, Tennessee.

BEING the same property conveyed to grantor herein by deed of record in Book 7643, Page 547, and in Book 7755, Page 946, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

J. T. DUGGER & SON CO., INC.

BY: J. ALAN DUGGER, PRESIDENT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, J. Alan Dugger, with whom I am personally acquainted, and who acknowledged that he is the President of J.T. DUGGER & SON CO., INC., a corporation existing under the laws of the State of Tennessee, and that he, as such, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 25th day of October, 2000.

NOTARY PUBLIC

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:

2/3/02

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $120,000.00.

AFFIANT

Sworn to and subscribed before me, this 25th day of October, 2000.

NOTARY PUBLIC

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:

10/15/03