Davidson County DEEDWARR
Recvd: 12/11/00 10:21 2pgs
Fees:11.00 Taxes:1295.00

20001211-0121647

FROM: John T. Nixon

TO: Burns & Johnson, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Burns & Johnson, LLC	SAME	Map 94
2509 Hemingway Drive		Parcel 167
Nashville, TN 37215		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

DEBRA L. GENTRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 26, 2003

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JOHN T. NIXON, hereinafter referred to as "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto BURNS & JOHNSON, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in Davidson County, Tennessee known as Lot No. 2 on the resubdivision of Section 5 of River Hills Industrial Park as recorded in Book 5800, page 20, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

A tract of land in the 3rd Civil District of Davidson County, being part of Lot 6-C on the Plan of River Hills Industrial Park, Section 5, of record in Book 4660, page 65, Register's Office of Davidson County, Tennessee, and being described by survey of A & A Engineer's, Inc., dated September 22, 1981, as follows:

BEGINNING with a point in the northern right of way margin of Cave Road being the southwest corner of Section 5 of River Hills Industrial Park as of record in Book 4660, page 65, said Register's Office; thence North 2 degrees 27'37" East 95.30 feet to a point in the southern right-of-way margin of the L&N Railroad; thence with said margin North 67 degrees 16' East 70.42 feet to a point; thence with a curve to the right having a radius of 1860.08 feet and a length of 109.09 feet to a point; thence leaving said margin South 15 degrees 54'30" East 194.36 feet to an iron pin in the North right-of-way margin of Cave Road; thence with said margin North 81 degrees 04' West 42.80 feet to a point; thence with a curve to the left having a radius of 1704.98 feet and a length of 182.88 feet to the point of beginning, containing 0.636 acres, more or less

Being the same property conveyed to John T. Nixon by deed from Keystone Machine & Engineering, Inc., a Tennessee corporation, of record in Book 10757, page 892, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following:

1. 2001 Davidson County taxes.

2. All matters as shown on the plan of record in Book 5800, page 20, said Register's Office.

This is improved property known as 505 Cave Road, Nashville, Tennessee
Property is not the usual place of residence of the Grantor.

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 GRANTOR does covenant with the said GRANTEE that he 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 its hand this 7th day of December, 2000.

12-07-00
John T. Nixon

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 **JOHN T. NIXON**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of December 2000.

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 30, 2003