Davidson County DEEDWARR
Recvd: 01/18/01 15:35 3pgs
Fees:15.00 Taxes:1683.50
20010118-0005684

FILE BOX 57

PICK-UP

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Steven E. Wilson 107 Robin Springs Nashville, TN 37220	Same	Map: 82-13 Parcel: 13

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 consideration, the receipt of which is hereby acknowledged, **Wirt L. Piper and wife, Sonya S. Piper and Iron Masters, Inc., a Tennessee corporation** (the "Grantors"), has bargained and sold, and by these presents do transfer and convey unto **Steven E. Wilson** (the "Grantee"), his heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located in the southeasterly Quadrant of the intersection of Third Avenue North and Jackson Street, and being more particularly described as follows:

Beginning at the point of intersection of the easterly margin of Third Avenue North and the southerly margin of Jackson Street; thence with said southerly margin, North 58 deg. 171 East 60.02 feet to a point; thence leaving said southerly margin, South 31 deg. 401 East 100.00 feet to a point; thence North 57 deg. 551 East 83.97 feet to a point; thence South 31 deg. 391 East 68.50 feet to a point; thence South 58 deg. 041 West 144.00 feet to a point in the easterly margin of Third Avenue North; thence with said easterly margin, North 31 deg. 391 West 168.50 feet to the point of beginning, containing 15,850 square feet or 0.36 acre, more or less, as shown on the Survey of Barge Waggoner, Summer and Cannon dated August 15, 1986.

Being the same property conveyed to Wirt L. Piper and wife, Sonya S. Piper and Iron Masters, Inc., by Warranty Deed from Voorhees & Voorhees, Inc. of record in Book 10438 page 974, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth below:

1. Taxes for 2001, a lien, but not yet due and payable

2. Lease to TriVergent Communicatins, Inc. dated March 15, 2000.

3. Sanitary Sewer and Storm Drainage Easement of record in Book 11030, page 769, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants for Phillips-Jackson Street Redevelopment plan of record in Book s11625, page 280, Register's Office for Davidson County,

Tennessee.

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, his heirs, representatives and assigns forever.

And the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the land to the said Grantee, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of January 17, 2000.

Wirt L. Piper

Sonya S. Piper

IRON MASTERS, INC.

By: Harold Tate Jr.
Its: President

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 **Wirt L. Piper and wife, Sonya S. Piper**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 17th day of January, 2001.

NOTARY PUBLIC

PATSY J. WELCH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/01

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Tate, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President, authorized to execute this instrument on behalf of **Iron Masters, Inc.**, the within named bargain, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office on this the 17th day of January, 2001.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/01

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me this 17th day of January, 2001.

Patty J. Welch
Notary Public

My commission expires: 9/29/01

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 29, 2001

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238

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