(1)

Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 02/21/01 15:22 4pgs
Fees:19.00 Taxes:5550.00

20010221-0016408

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires March 24, 2001 STATE OF TENNESSEE

Name and Address of New Owner:

Fourth Avenue Partners
8223 Frontier Lane
Brentwood, TN 37027

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel:**
601 4th Avenue, South	93-10-381
522 5th Avenue, South	93-10-351
526 5th Avenue, South	93-10-352
606 5th Avenue, South	93-10-373
542 5th Avenue, South	93-10-372
538 5th Avenue, South	93-10-369
536 5th Avenue, South	93-10-366
417 Lea Avenue	93-10-367
419 Lea Avenue	93-10-368
Nashville, Tennessee	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 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, **ROGER G. GROOMS, JR.**, an unmarried person, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **FOURTH AVENUE PARTNERS,** a Tennessee general partnership, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes and assessments for 2001 and subsequent years, a lien, but not yet due and payable; and

2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to the Property.

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 further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title 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.

Roger G. Grooms, Jr., Roger Gerald Grooms, Jr. and Roger Grooms are one and the same person.

WITNESS my hand this 20 day of February, 2001.

Roger G. Grooms, Jr.

Roger G. Grooms, Jr.

By: Donald R. Coomer

Donald R. Coomer, Attorney-in-Fact

Durable Power of Attorney of record in the Register's Office for Davidson County, Tennessee at Instrument No. 200108-0002027

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Donald R. Coomer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Roger G. Grooms, Jr., as his Attorney-in-Fact, as the free act and deed of the within named Roger G. Grooms, Jr.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires November 24, 2001 STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:

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EXHIBIT "A"

Being three tracts of land described according to Survey by L. Steven Bridges, Jr., Bridges Land Surveying and Consulting, 313 East Main Street, #11, Hendersonville, Tennessee 37075, dated November 3, 2000, more particularly described as follows:

TRACT NO. 1 (Parcels 351 and 352, Map 93-10)

Land in Davidson County, Tennessee, being the property of Roger G. Grooms, Jr. of record in Deed Book 8019, page 419, R.O.D.C., TN, described as the southerly 56 feet of Lot 33 and Lot 34 on the Plan of Barrow Grove Addition to Nashville, Tennessee, of record in Book "S", page 279, R.O.D.C., TN, described more precisely as follows:

Beginning at an iron rod at the northeast intersection of Fifth Avenue South and Lea Avenue; thence with the margin of Fifth Avenue South, North 30 deg. 29 min. 18 sec. West 116.00 feet to an iron rod at the northwest corner of this tract; thence leaving said road margin, North 59 deg. 17 min. 09 sec. East 176.00 feet to an iron rod on the western margin of Alley 146; thence, with margin of Alley, South 30 deg. 30 min. 00 sec. East, 104.56 feet to the northern margin of Lea Avenue; thence with the margin of Lea Avenue, South 55 deg. 34 min. 10 sec. West, 176.44 feet to the point of beginning, containing 0.446 acres, more or less.

Being the same property conveyed to Roger G. Grooms, Jr. by Deed from Shirley W. Legate of record in Book 6213, page 738, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Deborah W. Grooms of record in Book 8019, page 419, in said Register's Office.

TRACT NO. 2 (Parcels 366, 367, 368, 369, 372 and 373, Map 93-10):

Land in Davidson County, Tennessee, being the property of Roger Grooms of record in Deed Book 11380, page 246, R.O.D.C., TN; the property of Roger G. Grooms, Jr. of record in Deed Book 8019, page 417, R.O.D.C., TN, and the property of Roger G. Grooms, Jr. of record in Deed Book 6373, page 48, R.O.D.C., TN, described as follows:

Being part of Lot 35, Lots 36, 37 and part of Lot 80 on the Plan of Barrow Grove Addition to Nashville, Tennessee, of record in Book "S", page 279, 319, 612 and 697, R.O.D.C., TN, described more precisely as follows:

Beginning at an iron rod at the southeast intersection of Fifth Avenue south and Lea Avenue; thence with the margin of Lea Avenue, North 55 deg. 34 min. 10 sec. East 176.51 feet to an iron rod on the western margin of Alley 146; thence with margin of Alley, South 30 deg. 30 min. 00 sec. East 325.83 feet to an iron rod; thence, South 59 deg. 28 min. 45 sec. West 176.10 feet to an iron rod on the eastern margin of Fifth Avenue South; thence with margin of Fifth Avenue, South, North 30 deg. 30 min. 00 sec. West 313.79 feet to the point of beginning, containing 1.293 acres, more or less.

Being property conveyed to Roger G. Grooms, Jr. by Deed from H.B. Manners, Jr. and Dwight Manners of record in Book 6373, page 48; conveyed to Roger C. Grooms, Jr. and wife, Deborah W. Grooms, by Deed from P.V. Jackson, Jr. and wife, Delores M. Jackson, of record in Book 6315, page 674, and conveyed to Roger Grooms, Jr. by Quitclaim Deed from Deborah W. Grooms, of record in Book 8019, page 417, in the Register's Office for Davidson County, Tennessee.

TRACT NO. 3 (Parcel 381, Map 93-10):

Land in Davidson County, Tennessee, being the property of Roger G. Grooms, Jr. of record in Deed Book 8022, page 513, R.O.D.C., TN, described as Lot 38 and 39 on the Plan of Barrow Grove Addition to Nashville, Tennessee, of record in Book "S", pages 279, 319, 612 and 679,

R.O.D.C., TN, and Lot One in the Subdivision of the Andrew Gennette property of South Cherry Street, described more precisely as follows:

Beginning at an iron rod at the southwest intersection of Fourth Avenue South and Lea Avenue; thence with eastern margin of Fourth Avenue South, South 30 deg. 22 min. 58 sec. East 328.24 feet to an iron rod; thence leaving said road margin, South 59 deg. 40 min. 09 sec. West 165.00 feet to the eastern margin of Alley 146; thence with margin of Alley, North 30 deg. 30 min. 00 sec. West 316.37 feet to the southern margin of Lea Avenue; thence with margin of Lea Avenue, North 55 deg. 34 min. 10 sec. East 166.06 feet to the point of beginning, containing 1.223 acres, more or less.

Being the same property conveyed to Roger Gerald Grooms, Jr. by Special Warranty Deed from David W. Talley, Trustee, of record in Book 6798, page 821, and by Quitclaim Deed from Deborah W. Grooms of record in Book 8022, page 513, in the Register's Office for Davidson County, Tennessee.