GENERAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/01 13:14 3pgs
Fees:15.00 Taxes:2756.50
20010302-0019765

FROM: **JH&S INVESTMENTS,** a Tennessee general partnership composed of Thomas Henry Horrell, Stephen H. Horrell, John Wilson Horrell and A. L. Yakabow, Grantor

TO: **J. GIL FUQUA, JR.,** Grantee

This instrument prepared by:
MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road #220
Nashville, TN 37215-2860

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
J. Gil Fuqua, Jr. 1230 Chickering Road Nashville, TN 37215	SAME	Map 106-5 Parcel 24

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, JH&S Investments, a Tennessee general partnership composed of Thomas Henry Horrell, Stephen H. Horrell, John Wilson Horrell and A. L. Yakabow ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto J. Gil Fuqua, Jr. ("Grantee"), his successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

See attached **Exhibit "A"**

Being the same property conveyed to JH&S Investments, a Tennessee general partnership by quitclaim deed from Horrell Properties, Inc., a Tennessee corporation being recorded simultaneously herewith.

This is improved property known as 64 Nance Lane, Nashville, TN 37210.

This conveyance is made subject to all matters shown on a survey prepared by Phillip E. Holmes, Jr., licensed surveyor, no. 1728, dated 01/26/01, not of record, identified as Volunteer Surveying File No. 01012, and the plan of record in Book 2, Page 32, Chancery Court of Nashville.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has caused this Deed to be executed by Stephen H. Horrell, the designated agent authorized to sign on behalf of the partnership, on this 28th day of February, 2001.

JH&S Investments, a Tennessee general partnership

By: Stephen H. Horrell, designated agent

Stephen H. Horrell, Partner and designated agent authorized to sign this instrument on behalf of the partnership

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen H. Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner and Designated Agent authorized to sign on behalf of JH&S Investments a/k/a JH&S Partners, a Tennessee general partnership, the within named bargainor and that he as such Partner and the Authorized Designated Agent executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as its Authorized Designated Agent.

Witness my hand and notary seal at office in Nashville, TN, this 28TH day of February, 2001.

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

Commission Expiration Date

Notary Public

JILL CONNORS

Printed Name of Notary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transaction is $745,000.00.

J. Gil Fuqua, Jr.

SUBSCRIBED AND SWORN TO before me this 28TH day of February, 2001.

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

Commission Expiration Date

Notary Public

JILL CONNORS

Printed Name of Notary

File No.: 21084

EXHIBIT "A"

LAND in the first district of Davidson County, Tennessee, being Lot Nos. 6 and 23 on the Plan of Saxon Addition of the W. L. Lance Lands (not or record) and being a resubdivision of Lots 3 and 4 of the W. L. Lance Lands, as of record in Plat Book 2, Page 32, Chancery Court of Nashville, and more particularly described by metes and bounds according to a survey prepared by Phillip E. Holmes, Jr., RLS, licensed surveyor No. 1728 dated 1/26/01, not of record, identified as Volunteer Surveying File No. 01012, as follows:

BEGINNING at a P.K. Nail in the northwesterly corner of the Potter property as of record in Book 7571, Page 80, Davidson County, Tennessee, as follows:

Thence N 02degrees 32'54" W, 165.48 feet to an iron pin; thence S 84 degrees 31'25" E, 236.13 feet to an iron pin; thence S 05 degrees 00'43" W, 154.45 feet to an iron pin; thence N 87 degrees 02'21" W, 214.49 feet to the point of beginning, containing 35,900.04 square feet or 0.82 acres.