Davidson County DEEDWARR
Recvd: 03/13/01 09:07 4pgs
Fees:19.00 Taxes:1850.00
20010313-0023743

This Instrument Was Prepared By:
Andrea P. Ivory, Esq.
Miller & Martin LLP
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Address New Owner(s):	Send Tax Bills to	Tax Information:
1914 Old Hickory Boulevard Brentwood, TN 37027	New Owner	Map: 94 Parcel: 31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, NASHVILLE TRUCK COMPANY, INC., ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to VANN AND CECILIA HUGHES, (WIFE) ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 1400 Lebanon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2001.

NASHVILLE TRUCK COMPANY, INC.

Eugene Hughes

By: Eugene Hughes
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eugene Hughes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of March, 2001.

Wesley D. Turner

Notary Public

My Commission Expires: 3/29/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me,
this 12th day of March, 2001.

Wesley D. Turner

Notary Public
My Commission Expires: 3/29/03

EXHIBIT A

Land in Davidson County, Tennessee, being comprised of not less than 3.57 improved acres of real property which is generally identified as 1400 Lebanon Road, Nashville, Tennessee, 1312 Lebanon Road, Nashville, Tennessee and 1400-A Lebanon Road, Nashville, Tennessee; all of which property is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Nashville Truck Subdivision of record in Book 7900, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with all of rights under the twenty-five (25) foot perpetual easement for ingress, egress and utility installation/construction set forth in Removal of Easement and Establishment of New Easement, of record in Book 9131, page 23, Register's Office for Davidson County, Tennessee, and as set forth on the above plan of record.

Being part of the same property conveyed to Nashville Truck Company, Inc. by deed from Felix F. Walker and wife, Betty Jo Walker, or record in Book 3825, page 16, Register's Office for Davidson County, Tennessee, by deed from Nashville Diamond "T" Truck Company, Inc. of record in Book 3178, page 91, Register's Office for Davidson County, Tennessee, and by deed from Vernon T. Williams, Jr., and wife, Kay O. Williams, Patricia W. Charron, and husband James A. Charron, of record in Book 8803, page 868, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 2001 Metro taxes, a lien but not yet due and payable.

2. A perpetual easement for the purposes of ingress, egress and utility installation/construction 25 feet in width and running along the entire easterly border line of Lot 2, of record in Book 9131, page 23, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, page 613, Register's Office for Davidson County, Tennessee.