THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Tennessee Title & Escrow Co.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 311,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9 day of March, 2001.

Notary Public
My Commission Expires: 1/30/02

H. ANTHONY DUNCAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Ronnie Duke
3378 Old Franklin Rd
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
94-13-112 2DA 65760

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SIDNEY T. STANLEY, CHARLES I. GUINN, JR. AND RICKEY L. WALKER,** hereinafter referred to as Grantors, hereby transfer and convey to **RONNIE DUKE,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

See attached Exhibit "A" hereby incorporated by reference.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated to date of closing and assumed by Grantee.

This is improved commercial property known as: **534 Expressway Park Drive, Nashville, TN 37210.**

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 and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his heirs 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 my hand this 9 day of March, 2001.

SIDNEY T. STANLEY

CHARLES I. GUINN, JR.

RICKEY L. WALKER

Davidson County DEEDWARR
Recvd: 03/13/01 15:37 3pgs
Fees:15.00 Taxes:1152.55
20010313-0024080

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **SIDNEY T. STANLEY**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 9 day of March, 2001.

Notary Public

My Commission Expires: 1/30/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **CHARLES I. GUINN, JR.**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 9 day of March, 2001.

Notary Public

My Commission Expires: 1/30/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **RICKEY L. WALKER**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 9 day of March, 2001.

Notary Public

My Commission Expires: 1/30/02

Exhibit A

Land in Davidson County, Tennessee, bing Lot No. 9 on the Plan of Expressway Commercial Park, of record in Book 3700, page 94, Register's Office for said County.

Said Lot No. 9 fronts 100.00 feet on the northwesterly margin of Calhoun Avenue and extends back on the northeasterly line, passing a witness line at 300.63 feet, a total distance of 360.64 feet and extends back on the southwesterly line, passing a witness line at 302.85 feet, a total distance of 362.90 feet, to the center line of Browns Creek, measuring 100.12 feet thereon.

Being the same property conveyed to Charles I. Guinn, Sr. (50% interest), Charles I. Guinn, Jr. (25% interest) and Rickey L. Walker (25% interest) by deed from Thomas G. Connor and wife, Judith A. Connor, of record in Book 9593, page 36, Register's Office for Davidson County, Tennessee. Charles I. Guinn, Sr. having subsequently conveyed his interest in said realty to Sidney T. Stanley, of record as Instrument No. 200008280084935, said Register's Office.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 3700, page 94, Register's Office for Davidson County, Tennessee.

2. Subject to the flow of Browns Creek across so much of the premises as may lie therein.