40-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/01 09:32 4pgs
Fees:19.00 Taxes:122.10

20010402-0031111

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Mary E. Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank C. Bryant (NAME)	New Owner (NAME)	MAP 70
1008 W. Cahal (ADDRESS)	(ADDRESS)	P/O PARCEL 38
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carl H. Bean, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank C. Bryant and wife, Mary E. Bryant

HEREINAFTER CALLED THE GRANTEES, THEIR 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

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises, including, but not limited to, a 25 foot sewer and public utility easement as described in Exhibit A for purposes of construction and maintenance of a sewer line and public utilities, which will serve the premises, as well as three adjacent tracts as reflected on a boundary survey made by Bruce Rainey & Associates dated February 9, 2001, a copy of which is attached hereto as Exhibit B and incorporated herein by reference.

Belinda H. Bean joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Carl H. Bean, Jr.

unimproved (X)
This is improved ( ) property, known as Tract 1, Buena Vista Pike, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 29th day of March, 2001

Carl H. Bean, Jr.

Belinda H. Bean

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 Carl H. Bean, Jr. and wife, Belinda H. Bean

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the y executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of March, 2001.

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT A

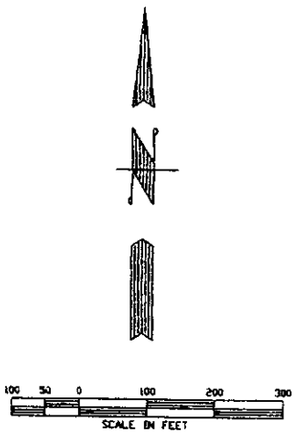
Land in the 2nd Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823, dated February 9, 2001, known as job no. 010013 more particularly described as follows:

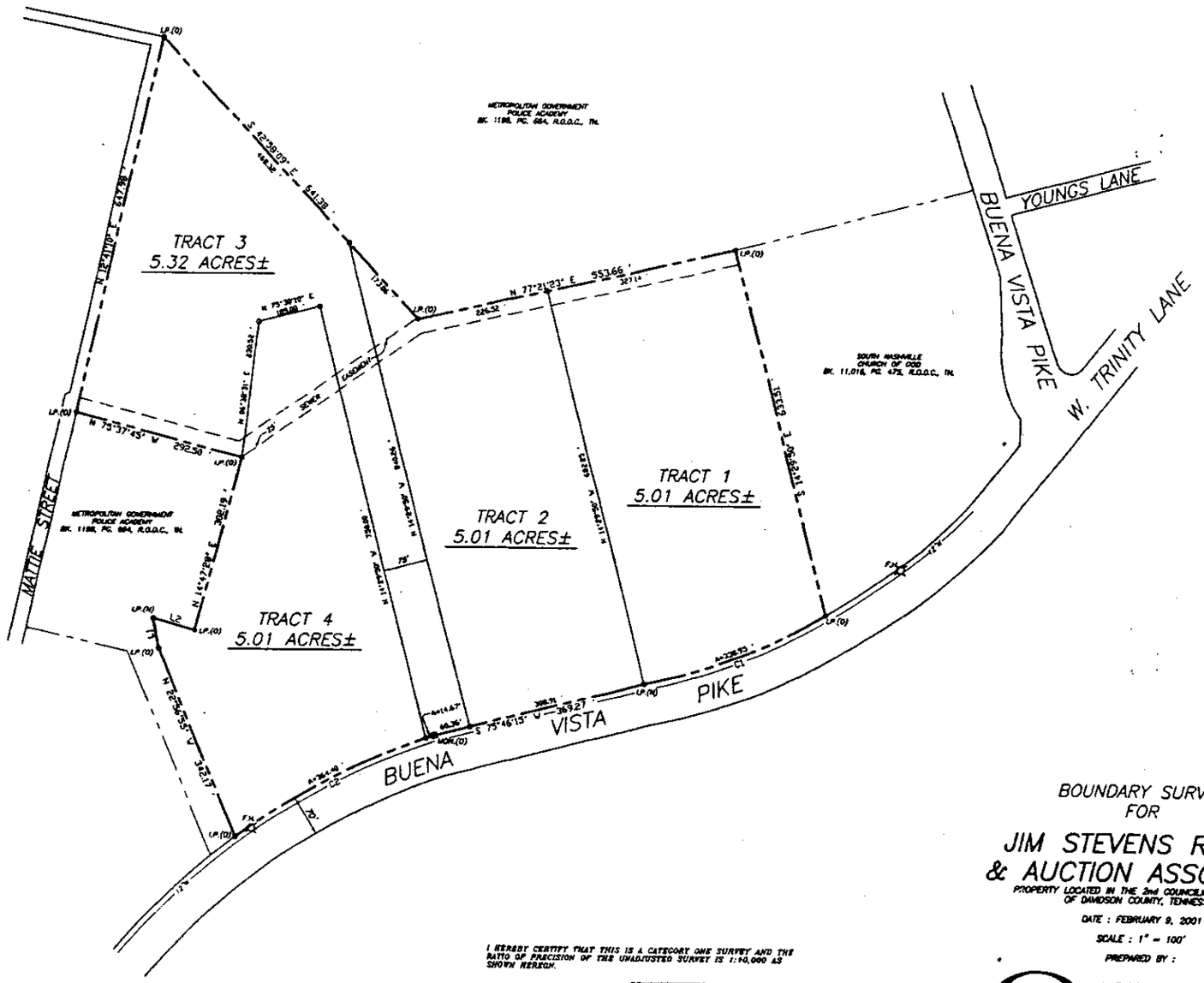
Beginning at an existing iron pin on the northerly margin of Buena Vista Pike said point of beginning being the Southeast corner of the herein described tract and also being the Southwest corner of the South Nashville Church of God Property of record in Book 11,016, Page 475, R.O.D.C., TN; thence with the northerly margin of Buena Vista Pike and with a curve to the right having a radius of 924.94' and a long chord of 329.19' said chord having a bearing of S 68°50'43"W a distance along the curve 330.95' to an iron pin; thence leaving the margin of Buena Vista Pike N 14°29'50"W 682.25' to an iron pin set in the line of the Metropolitan Government Police Academy Property; thence with the said Government Property N 77°21'23"E 327.14' to an existing iron pin; thence leaving the Police Academy Government Property and with the said South Nashville Church of God Property S 14°29'50"E 633.51' to the point of beginning containing 5.01 acres ±.

Property is subject to a 25' sewer and public utility easement which extends 25' South of and parallel to the rear property line, more particularly described as follows:
Beginning at the Northeast corner of Tract 1; thence S 14°29'50"E 25.01' to a point; thence S 77°21'23"W 327.14' to a point; thence N 14°29'50"W 25.01' to a point; thence N 77°21'23"E 327.14' to the point of beginning.

Being part of the same property conveyed to Carl H. Bean, Jr. by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5792, page 452, said Register's Office.

TOTAL AREA – 20.35 ACRES±





NOTES:

1. NORTH BASED ON DEED OF RECORD IN BOOK 5792, PG. 452, R.O.O.C., TN.
2. PROPERTY IS SHOWN AS PARCEL 38 ON DAVIDSON COUNTY PROPERTY MAP 70-00.
3. BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CARL H. BEAR, JR. BY DEED OF RECORD IN BOOK 5792, PG. 452, R.O.S.C., TN.
4. ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 470040 0154B, DATED 6-15-82, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.

LINE	BEARING	DISTANCE
L1	N 10°13'17" W	51.66
L2	S 74°51'53" E	73.60

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	20°30'03"	924.94	330.95	329.19	167.26	N 68°50'43" E
C2	18°14'01"	1144.79	170.76	127.60	101.71	S 82°48'51" W

I HEREBY CERTIFY THAT THIS IS A CATEGORY ONE SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

SURVEYOR

TENN. REG. NO.

BOUNDARY SURVEY
FOR

JIM STEVENS REALTY & AUCTION ASSOCIATES

PROPERTY LOCATED IN THE 2nd COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE

DATE : FEBRUARY 9, 2001

SCALE : 1" = 100'

PREPARED BY :

Bruce Rainey
LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSONVILLE, TN 37075
PHONE 615-822-0012
FAX 615-824-1487

EXHIBIT B