File in Box No. 19 B

WARRANTY DEED

#01-4-2-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,538,290.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/03/01 13:46 2pgs
Fees:11.04 Taxes:5691.67

20010403-0032171

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McGOWAN FAMILY LIMITED (NAME)	"NEW OWNERS" (NAME)	MAP 173 p/o
1524 Fernwood Ct. (ADDRESS)	(ADDRESS)	PARCELS 054, 060,
Brentwood TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	061 & 074

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, PAUL E. JOHNSON, JEFFREY P. JOHNSON, LORI J. KELLEY, AS TO A ONE-FOURTH UNDIVIDED INTEREST EACH, AND BUFORD W. CARTER AND WIFE, STACY J. CARTER, AS TO A * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO McGOWAN FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP

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:

A TRACT OR PARCEL OF LAND located in the 31st Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Registered Land Surveyor No. 1660, as follows:

BEGINNING at an iron pin found at the most southwesterly corner of the Emory H. Smith, etux property, of record in Deed Book 9421, Page 619, Registers Office for Davidson County, Tennessee, said point also being the most northwesterly corner of the William K. Edwards Property, of record in Deed Book 7038, Page 194, Register's Office for Davidson County, Tennessee, and in the easterly line of the afore-said Paul E. Johnson Property; thence, with the westerly line of said Edwards Property, South 07 degrees 16 minutes 07 seconds West a distance of 809.07 feet to an iron pipe set; thence, leaving Edward's westerly line with the northerly line of the Patricia Taylor Property, of record in Deed Book 9871, Page 391, Register's Office for Davidson County, Tennessee, North 84 degrees 26 minutes 24 seconds West a distance of 1805.78 feet to an iron pipe set in the easterly line of the Charles Bennett and Morris Allen Rhodes Property, of record in Deed Book 10565, Page 993, Register's Office for Davidson County, Tennessee; thence, with the easterly line of said Bennett & Rhodes Property, North 01 degrees 32 minutes 11 seconds East a distance of 533.86 feet to an iron pin set at a fence corner, the most northeasterly corner of said Bennett & Rhodes Property and the most southeasterly corner of the Suntrust Bank, Nashville Property, of record in Deed Book 11271, Page 34, Register's Office for Davidson County, Tennessee; thence, with the easterly line of said Suntrust Bank Property, North 02 degrees 15 minutes 21 seconds East a distance of 773.12 feet to an iron pin set; thence with the southerly line of the Thomas S. Albright Property, of record in Deed Book 9659, Page 933,

CONTINUED

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*ONE-FOURTH UNDIVIDED INTEREST

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 our hand s this 2nd day of April, 2001

Paul E. Johnson
PAUL E. JOHNSON

Lori J. Kelley
LORI J. KELLEY

JEFFREY P. JOHNSON

Buford W. Carter
BUFORD W. CARTER

Stacy J. Carter
STACY J. CARTER

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, Tennessee, South 82 degrees 33 minutes 21 seconds East a distance of 765.00 feet to an iron pin set; thence with the easterly line of said Albright Property, North 00 degrees 03 minutes 35 seconds West a distance of 242.00 feet to a point; thence with a new line, severing said Paul E. Johnson Property, the following seven calls: North 88 degrees 49 minutes 53 seconds East a distance of 278.00 feet to an iron pin set; thence, South 29 degrees 00 minutes 33 seconds East a distance of 340.00 feet to an iron pin set; thence, North 69 degrees 47 minutes 40 seconds East a distance of 130.00 feet to an iron pin set; thence, North 20 degrees 12 minutes 20 seconds West a distance of 25.00 feet to an iron pin set; thence, North 74 degrees 13 minutes 23 seconds East a distance of 140.00 feet to an iron pin set; thence, South 15 degrees 05 minutes 36 seconds East a distance of 672.00 feet to an iron pin set; thence, North 86 degrees 52 minutes 27 seconds East a distance of 231.04 feet to the POINT OF BEGINNING.

BEING part of the same property conveyed to Paul E. Johnson, by Deed from M. G. Gaston, Jr., and Harper Gatson, of record in Book 11456, Page 499, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Jeffrey P. Johnson, a one-fourth (1/4) undivided interest, Lori J. Kelley, a one-fourth (1/4) undivided interest, and Buford W. Carter and wife, Stacy J. Carter, a one-foruth (1/4) undivided interest, jointly for a total conveyance of three-fourths (3/4) interest, with Paul E Johnson retaining a one-fourth (1/4) undivided interest by Quitclaim Deed of record in Instrument No. 20010205-0011032, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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 PAUL E. JOHNSON, JEFFREY P. JOHNSON, LORI J. KELLEY, BUFORD W. CARTER AND WIFE, STACY J. CARTER, and acknowledged that they executed the same as the free act and deed of the said the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of April, 2001.

My Commission Expires: 05/28/03

Notary Public