STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 04/09/01 15:16 2pgs
Fees:11.00 Taxes:37.00
20010409-0034874

The actual consideration for transfer is

$10,000.00

Charles R. Jones

Affiant

This instrument was prepared by:

Leroy Cain, Jr.
208 Third Avenue North
Nashville, Tennessee 37201

Subscribed and sworn to before me on this

25th day of March 2001

Leroy Cain, Jr.
NOTARY PUBLIC

My commission expires: 9/25/04

LEROY CAIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires SEPT. 25, 2004

Address New Owner as Follows:

B&W Mngmt Serv. LLC
4290 Brick Church Pk.
Nashville, Tennessee37189

Send Tax Bills to:

SAME

Map-Parcel

083-05-0

Field Book : **19W 19065**

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, Charles R. Jones, as President of ABF, Inc. a/k/a American Business Funding, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto B&W Management Services, LLC, by Evaniel Johnson, Atty-In-Fact, hereinafter called the Grantee, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 10, of Book "F" on the Plan of E.T. Brown's Eastwood Addition, as of record in book 332, page 63, Register's Office for said County, further described as follows:

Beginning on the southerly margin of West Eastland Avenue, formerly Jackson Street, at the corner of Lots Nos. 9 and 10: thence with the line between said two lots southwardly 211 feet to the northerly margin of an alley; thence with said alley eastwardly 34 feet; thence eastwardly 34 feet; thence northwardly 34 feet; thence eastwardly 16 feet; thence northwardly 177 feet to the southerly margin of said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to the undersigned by Chancery Court Order/Deed, of record in Deed Book 9538 Page 2, Register's Office of Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT to all zoning and subdivision regulations of the appropriate governmental body alog with any easements and rights of ways of public roads.
This conveyance is made subject to:
1. 2000 taxes, which have been prorated and assumed by Grantee.

2. Matters shown on the Plan of record in Plat Book _____, Page _____, Register's Office for said County.

This is unimproved property known as 1018 West Eastland Avenue , Nashville, Tn. .23 Acres.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs successors] and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself heirs successors and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 05 day of MARCH, 2001

Charles R. Jones Pres.
ABF, Inc By Charles R. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me, a Notary Public, in and for said County and State, and who has become personally aware of the signatory, and by satisfactory proof, has confirmed that he is the person who signs and a legitimate agent for the Company that he represents.

NOTARY

My Commission Expires:

My Commission Expires SEPT. 25, 2004