BOX 14-B

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

Davidson County DEEDWARR
Recvd: 05/02/01 10:16 3pgs
Fees:15.00 Taxes:906.50
20010502-0044518

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Eddie Ray Rhines 1103 Bell Grimes Lane Nashville, TN 37207	SAME	Map 41-12 Parcel 16.3

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret Duncan, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Eddie Ray Rhines, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, that she has good right to convey it and the same is unencumbered except for the following:

1. The 2001 Davidson County property taxes, which have been prorated between the parties.

2. Restrictive covenants of record in Book 2294, Page 346, as amended in Book 4476, Page 565, said Register's Office.

3. All matters on the plan of record in Plat Book 2133, Pages 124 and 125, said Register's Office.

GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 27 day of April, 2001.

MARGARET DUNCAN

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Margaret Duncan, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 27th day of April, 2001.

Lisa K. Brian
Notary Public

My Commission Expires:

10/12/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $245,000.00.

Affiant

Sworn to and subscribed before me this 1st day of May, 2001.

Notary Public

My Commission Expires:

Oct 25, 2003

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being part of Tract No. 7 marked Reserved for Commercial on the Plan of Section I, Bellshire Estates, as of record in Book 2133, Page 125, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, dated August 25, 1976, as follows:

BEGINNING on the southerly margin of Bell Grimes Lane at the northeasterly corner of Lot No. 11; thence with the southerly margin of Bell Grimes Lane, eastwardly 200 feet, more or less, to a point which is the southwesterly corner of the intersection of Bell Grimes Lane and a 25 foot Reserved Strip; thence along the westerly margin of said Reserved Strip, South 4 deg. 52' West 223.64 feet to a point; thence South 87 deg. 22' West 201.56 feet to a point; thence northerly with the easterly line of said Lot No. 11, 252.96 feet to the southerly margin of Bell Grimes Lane, to the point of beginning.

Being the same property conveyed to Kenneth Duncan, by deeds recorded in Book 5005, page 776 and Book 5069, page 26, Register's Office for Davidson County, Tennessee. Pursuant to Quitclaim Deed recorded in Book 5844, page 62, said Register's Office, subject property was conveyed to Kenneth T. Duncan and wife, Margaret Duncan, to create a tenancy by the entirety. The said Kenneth T. Duncan has since died, and upon his death title was vested in Margaret Duncan as the sole surviving tenant by the entirety.

This is the same legal description as was used in the last deed of conveyance.

This is improved property known as 1103 Bell Grimes Lane, Nashville, TN 37207.