(1)

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (WHS)
900 South Gay Street, Suite 1700
Knoxville, Tennessee 37902

Davidson County DEEDWARR
Recvd: 05/25/01 12:18 5pgs
Fees:23.00 Taxes:1332.00
20010525-0054737

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
H. Craig Allen 6002 Kingston Pike Knoxville, TN 37919	Same	142/279

This INDENTURE is made this 25th day of May, 2001, by and between J.P. DAUSON, PARTNERSHIP, a Tennessee General Partnership, composed of James F. Scherer and wife, Patricia A. Scherer, hereinafter referred to as "Grantor", and H. CRAIG ALLEN an individual who resides in Knox County, Tennessee, hereinafter referred to as "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, unto the Grantee that certain real property and premises located in Davidson County, Tennessee, and more specifically described in Exhibit A attached hereto and incorporated herein by reference, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, to have and to hold the said premises to Grantee, and Grantee's successors and assigns, forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER.

Grantor, for Grantor and Grantor's heirs, executors and administrators does hereby covenant with Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the premises conveyed hereby, and has full power, authority and right to convey the same, and that the said premises are free from all encumbrances, except 2001 real estate taxes, which shall be assumed by Grantee, and the matters shown on Exhibit B hereto, and that Grantor will forever warrant and defend said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month and year first above written.

J.P. DAUSON, PARTNERSHIP

By: James F. Scherer
James F. Scherer, General Partner

By: Patricia A. Scherer
Patricia A. Scherer, General Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JAMES F. SCHERER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of J.P. DAUSON, PARTNERSHIP, the within named bargainor, a partnership, and that he, as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal on this the 25th day of May, 2001.

LAURA LINCOLN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:
11-27-04

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared PATRICIA A. SCHERER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a general partner of J.P. DAUSON, PARTNERSHIP, the within named bargainor, a partnership, and that she, as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as general partner.

Witness my hand and seal on this the 25th day of May, 2001.

LAURA LINCOLN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:
11-27-04

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, whichever is greater, is $360,000.00.

Affiant

Subscribed and sworn to before me this 25th day of May, 2001.

Notary Public

My Commission Expires:

May 30, 2004

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Final Plat of "Revision of Lot No. 1, Resubdivision of Reserved Parcel, Bellevue Valley Plaza" of record as Instrument No. 20001204-0118882, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J.P. Dauson, Partnership, a Tennessee General Partnership, by Instrument Number 199912220306060, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. The Plan of record in Instrument No. 20001204-0118882, Davidson County, Tennessee, Register's Office.

2. Storm Water Detention Agreement of record in Book 6445, Page 124, said Register's Office.

3. Declaration of Easements and Restrictions, of record in Book 6457, Page 802, said Register's Office, as amended by that Amendment to Declaration of Easements and Restrictions of record in Book 6577, Page 224, said Register's Office. As further amended by that Second Amendment to Declaration of Easements and Restrictions of record in Book 6845, Page 138, said Register's Office.

4. Easement recorded in Book 8061, Page 811, said Register's Office.

5. Joint Access Easement of record in Book 10874, Page 191, said Register's Office.

6. Easement recorded in Instrument No. 20001116-0113664, said Register's Office.