THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17776**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me, this 25th day of MAY, 2001. Notary Public My Commission Expires:

GEORGE F. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Treg Warner 4407 Hunt Place Nashville, Tn 37215	NEW OWNER	MAP 104-12 PAR 42 FB 22W 13730

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, RICE PIERCE AND WIFE, LISA PIERCE D/B/A HILLSBORO VILLAGE AMOCO ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TREG WARNER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1820 21st Avenue, South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of MAY, 2001.

RICE PIERCE

LISA PIERCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICE PIERCE AND WIFE, LISA PIERCE, 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, at office, this 25th day of MAY, 2001.

My Commission Expires: _____ Notary Public

GEORGE F. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 05/30/01 12:19 2pgs
Fees:11.00 Taxes:1924.00

20010530-0055810

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Tract No. I:

The southwest part of Lot No. 27 in the Plan of Christopher & Kirkman's Belmont Park Addition to the City of Nashville; beginning at the northeast corner of 21st Avenue, South (formerly Hillsboro Pike) and Acklen Boulevard or Avenue; thence with the northerly margin of said Acklen Boulevard or Avenue easterly 65 feet to a point; thence northerly parallel with 21st Avenue, South 75 feet to a point; thence westerly parallel with said Acklen Boulevard or Avenue 65 feet to the east margin of 21st Avenue, South; thence southerly with the easterly margin of said 21st Avenue, South, 75 feet to the beginning.

Tract No. II:

The southwest part of Lot No. 27 on the Map of Christopher & Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for said County and described as follows:

Beginning at a point in the north margin of Acklen Avenue at the common corner of Lots Nos. 26 and 27, being the southwest corner of Lot No. 26 and the southeast corner of Lot No. 27; thence with the line between said lots, northerly 95 feet to a point which is 65 feet more or less south of the southerly margin of a 15-foot alley; thence westerly 67 feet to a point in the line of the property conveyed to Mrs. B. Bernstein by deed from Roney Tire & Auto Supply Company of record in Book 633, page 775, said Register's Office; thence southerly with said line 20 feet to a point; thence with said line westerly 5 feet to a point; thence southerly and parallel with the easterly margin of Hillsboro Road and 65 feet east of the same, 75 feet to the north margin of Acklen Avenue; thence with the margin of Acklen Avenue easterly 72 feet to the point of beginning.

Being the same property conveyed to Rice Pierce and wife, Lisa Pierce d/b/a Hillsboro Village Amoco by deed from Kimbro Oil Company, a Tennessee corporation of record in Book 10025, page 164, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, page 158, said Register's Office.