Davidson County DEEDWARR
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Fees:15.00 Taxes:57.85
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# GENERAL WARRANTY DEED
# (WITH RETENTION OF LIFE ESTATE)

FROM: JOANNE P. JOHNSTON,
Grantor

This instrument was prepared by:
Robert J. Gonzales
MENDES & GONZALES, PLLC
St. Cloud Corner, Suite 575
500 Church Street
Nashville, Tennessee 37219

TO: ANDERSON GILMORE PARTNERSHIP,
a Tennessee General Partnership,
Grantee

Address New Owner
As Follows:
Anderson Gilmore Partnership
c/o Anderson Piping Co., Inc.
422 Rosedale Avenue
Nashville, Tennessee 37211

Name and Address
of the Person or
Entity Responsible
for the Payment of
Real Property Taxes

Joanne P. Johnston
2151 Canady Avenue
Nashville, TN 37211

Map-Parcel Numbers:
118-04-0-064
Field Book Number:
22880

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $15,634.97.

Affiant

SWORN TO AND SUBSCRIBED before me this 22 day of May, 2001.

JAY P. STRINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 9/28/02

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FOR AND IN CONSIDERATION of the sum of Fifteen Thousand Six Hundred Thirty-Four and 97/100 Dollars ($15,634.97), the receipt and sufficiency of which are hereby acknowledged, JOANNE P. JOHNSTON (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto ANDERSON GILMORE PARTNERSHIP, a Tennessee general partnership (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Lot Number 18 on the map of John H. Canady's subdivision of West Town, as of record in Book 332, page 90, Register's Office of Davidson County, Tennessee. Said Lot Number 18 fronts sixty (60) feet on the westerly side of Canady Avenue, and runs back between parallel lines with the northerly margin of an alley, one hundred sixty (160) feet to alley in the rear. Said real property is the same real property conveyed to Grantor by deed from

Ronald Maurice Martin of record in Book 5839, page 208, Register's Office of Davidson County, Tennessee.

The street address of the Property is 2151 Canady Avenue, Nashville, TN 37211. This conveyance includes the two trailers located on the Property, which are part of the "Property" as that term is used herein.

This conveyance is subject to Grantor's retention of a life estate in the Property. Grantor retains a life estate in the Property, which shall terminate only upon Grantor's death. During the existence of the life estate, Grantee shall pay property taxes on the Property.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

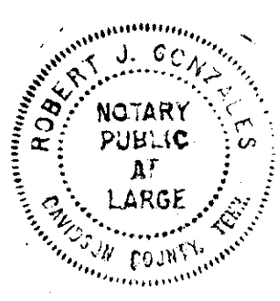
Witness my hand this 10th day of May, 2001.

Joanne P. Johnston
JOANNE P. JOHNSTON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Robert J. Gonzales, a Notary Public of said County and State, JOANNE P. JOHNSTON, 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, at office, this 10th day of May, 2001.




Robert J. Gonzales
Notary Public

My Commission Expires: 3/29/03

# EXHIBIT A

## ENCUMBRANCES

1. Property taxes, and any interest or penalties thereon.

2. Contract for Sale of Trailer of record at Book 5839, Page 211, Register's Office for Davidson County, Tennessee.

3. Any other liens or encumbrances of record.