THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN & CALDWELL (LMP)
A Professional Corporation
Suite 1000, Commerce Center
211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 07/09/01 11:26 4pgs
Fees:23.00 Taxes:1322.75
20010709-0072792

Address New Owner as follows:
Music City Messenger Service Incorporated
1008 Old Tree Court
Nashville, Tennessee 37210

Send Tax Bills To:
same

Map-Parcel No.
106-2/59

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $357,500.00.

Affiant

Subscribed and sworn to before me this the 6th day of July, 2001.

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/27/04

My Commission Expires NOV 27 2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Don C. Bruce**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Music City Messenger Service Incorporated**, a Tennessee corporation, hereinafter called "Grantee", its successors and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A"ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

SUBJECT PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit B attached hereto.

This is improved property known as1008 Old Tree Court, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and bind himself, his heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 this 6th day of July, 2001.

Don C. Bruce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Don C. Bruce**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of July, 2001.

Notary Public

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 27 2004

My Commission Expires:

11/27/04

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on Section 14 of Elm Hill Business Center, as shown on Plan of record in Book 5190, page 509, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the Northern R.O.W. margin of Old Tree Court said pin also being 318.0 feet east of the centerline of Twin Elms Drive; thence leaving said R.O.W. N 10 deg. 39' 06" E 221.36 feet to an iron pin; thence S 57 deg. 41' E 253.03 feet to an iron pin; thence S 58 deg. 39' 02" W 185.22 feet to a concrete monument in the R.O.W. of Old Tree Court; thence with the chord of said curve, having a radius of 60.0 feet and a length of 93.63 feet, N 76 deg. 03' 27" W 84.41 feet to a point in the beginning of another curve having a radius of 60.0 feet and a length of 15.98 feet; thence with the chord of said curve S 66 deg. 51' 46" W 15.93 feet to the point of beginning, said tract containing an area of 0.70 acres, more or less.

Being the same property conveyed to Don C. Bruce by Quitclaim Deed from Joan W. Bruce of record in Instrument Number 20010709 - 72791, Register's Office for Davidson County, Tennessee.

EXHIBIT B

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Davidson County Taxes for the year 2001 and subsequent years.

2. All matters as shown on the Plat recorded in Book 5190, page 509, Register's Office for Davidson County, Tennessee.

3. Restrictions as contain in instrument of record in Book 5203, page 257, Register's Office for Davidson County, Tennessee.

4. By-Laws of Elm Hill Business Center Property Owner's Association, Inc., of record in Book 5203, page 261, Register's Office for Davidson County, Tennessee.