PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 08/14/01 11:14 3pgs
Fees:18.00 Taxes:906.50

20010814-0087556

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of August, 2001, by and between KAREN KIRK CALLIS, UNMARRIED, hereinafter called Grantor, and PCS REALTY, A GENERAL PARTNERSHIP, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, KAREN KIRK CALLIS, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto PCS REALTY, A GENERAL PARTNERSHIP, hereinafter referred to as Grantee, its successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7132 CHARLOTTE PIKE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

KAREN KIRK CALLIS
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, KAREN KIRK CALLIS, UNMARRIED, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of August, 2001.

Notary Public

DENISE C. CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

PCS REALTY, A GENERAL PARTNERSHIP

7132 CHARLOTTE PIKE
NASHVILLE, TN 37209

Property Address:

7132 CHARLOTTE PIKE
NASHVILLE, TN 37209

Person Responsible for Taxes:

PCS Realty
1109 Harpeth Industrial Court
Franklin, TN 37064

Map & Parcel #: MAP 102, PARCEL 77

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$245,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **August, 2001.**

Notary Public

BRENDA PURRANKS HALE NOTARY PUBLIC AT LARGE EXP. MAY 3, 2005 WILLIAMSON CO., TENNESSEE

My Commission Expires: 05/02/05

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Revision to the Diroff Subdivision, of record in book 7900, page 309, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to KAREN KIRK CALLIS, UNMARRIED, by WARRANTY Deed from GREGORY C. & ANN C. DIROFF, of record in Deed Book 10198, page 5220, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 102, PARCEL 77).

2. All matters as set forth on the Plan of Revision of Diroff Subdivision, of record in Plat Book 7900, page 309, said Register's Office.

3. Easement for sanitary sewer and/or storm drainage to Metropolitan Government and Davidson County, Tennessee, of record in Book 6807, page 857, said Register's Office.