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Nashville

Davidson County DEEDWARR
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Fees:23.00 Taxes:2127.50
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THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (FRD)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED
(Davidson County, Tennessee)

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Bailey Family Partners 501 Cowan Street Nashville, TN 37201	Same	82-06-73 82-10-57

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THE BAILEY COMPANY, INC., a Tennessee corporation ("Grantor") has bargained and sold, and hereby transfers and conveys, to BAILEY FAMILY PARTNERS, a Tennessee general partnership ("Grantee") certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property located at 501 Cowan Street, Nashville, Tennessee.

Said property is conveyed subject to matters shown on Exhibit A attached hereto.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and representatives to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 13th day of Sept., 2001.

THE BAILEY COMPANY, INC.

By: _____

Title: CEO

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bert J. Bailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the CEO of The Bailey Company, Inc., a corporation, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this 13th day of Sept., 2001.

LAURA L NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

11-27-04

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $575,000.00.

Affiant

Sworn to and subscribed before me this 13th day of Sept., 2001.

LAURA LINCOLN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

11-27-01

EXHIBIT A

Land in the Davidson County, Tennessee, described as follows:

Tract 1

Being parts of Lots Nos. 8,9,10 and 11 and parts of alleys, now closed, and a part of Berry Street, now closed, in Williams, Hamilton and Bartholomew's Map of the Subdivision of Lot No. 1 of Shelby Estate as of record in Book 161, Page 81, Register's Office for Davidson County, Tennessee; part of Lot No. 2 on the Map of Shelby Estate of record in Plan Book 1, Page 10, Chancery Court at Nashville; and parts of Nos. 22 and 23 on the Map of the Cowan property, not of record, and described together according to a survey made by Barge, Waggoner, & Sumner, Engineers, dated April 9, 1964 as follows:

Beginning on an iron pin in the easterly margin of Cowan Street, as re-located and the northerly margin of Berry Street, now closed, running thence along the northerly margin of Berry Street, now closed, south 83° 37' east 60.34 feet to a concrete monument and continuing with same south 81° 59' 30" east 38.17 feet to another concrete monument in the westerly margin of the right-of-way of Interstate Highway, thence with westerly margin of same south 7° 18' 30" west 136.34 feet to a concrete monument; thence south 83° 12' 30" east 24.5 feet to a concrete monument; south 5° 34' west 84.85 feet to a concrete monument; south 18° 34' east 281.30 feet; south 5° 51' west 11.49 feet to an iron pin; thence leaving said right-of-way north 84° 14' west 205.2 feet to an iron pin in the easterly margin of Cowan Street, as re-located; thence with the easterly margin of Cowan Street as re-located north 5° 46' east 86.11 feet to a concrete monument thence north 3° 04' east 298.08 feet to a concrete monument; and with a curve with a radius of 530.00 feet, in a northwesterly direction 109.09 feet to the beginning.

Tract II

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Curley Subdivision, of record in Book 5050, Page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 152.31 feet on the easterly side of Cowan Street and runs back 205.2 feet on the northerly line and 205.47 feet on the southerly line to a dead line in the rear on which it measures 152.31 feet.

Being the same property conveyed to The Bailey Company, Inc. by deed of record in Book 9308, page 737, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following:

(1) Taxes for 2001 and thereafter.
(2) Deed of Trust in favor of First American National Bank (now AmSouth Bank) of record in Book 9308, page 741, together with financing statement of record in Book 9308, page 747, said Register's Office.
(3) Plat of record in Book 5050, page 105, said Register's Office (Tract II).
(4) Easement of record in Book 9055, page 987, said Register's Office (Tract I).
(5) Lack of direct access to and from controlled access highway.
(6) Lease Agreement by and between R.M. Mitchum and National Advertising Company of record in Book 6347, page 839, said Register's Office (Tract II).
(7) Easement of record in Book 8839, page 623, said Register's Office (Tract II).
(8) Easement of record in Book 9055, page 984, said Register's Office (Tract II).
(9) Lease Agreement by and between R.M. Mitchum and National Advertising Company of record in Book 6347, page 837, said Register's Office.
(10) Lease Agreement between R.M. Mitchum and Whiteco Metrocom dated August 1, 1984 (not recorded).