Davidson County DEEDWARR
Recvd: 11/09/01 14:11 2pgs
Fees:13.00 Taxes:1480.00
20011109-0123460

THIS INSTRUMENT PREPARED BY: **Jack W. Robinson, Sr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. **Affiant** Subscribed and sworn to before me, this 31st day of October, 2001. Notary Public My Commission Expires:

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Franklin Properties P. O. Box 110258 Nashville, TN 37224	SAME	106-07-009.00 2DA 61400

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J & N REALTY COMPANY, INC.**, a Tennessee corporation hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FRANKLIN PROPERTIES, a Tennessee general partnership,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 54 and 55, and the westerly 105 feet of Lot Nos. 61 and 62 on the Map of W. B. Baird's Subdivision of Oakland, as of record in Book 332, page 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an existing iron rod at the intersection of the northerly right-of-way line of Poplar Avenue, 50 feet in width, and the easterly right-of-way line of Maple Avenue, 50 feet in width; thence leaving the northerly right-of-way line of Poplar Avenue with the easterly right-of-way line of Maple Avenue, North 00 deg. 14 min. 26 sec. West, 200.00 feet to an existing iron rod at a corner common with the property of Fred Welker Company, Inc., as of record in Book 6916, page 684, Register's Office for Davidson County, Tennessee; thence leaving the easterly right-of-way line of

Maple Avenue with the southerly property line of Fred Welker Company, Inc., North 89 deg. 01 min. 11 sec. East, 270.00 feet to an existing iron rod at a corner common with the property of Evergreen Land Company, of record in Book 2743, page 423, Register's Office for said County; thence with the westerly property line of Evergreen Land Company, South 00 deg. 14 min. 26 sec. East 200.00 feet to an existing iron rod in the northerly right-of-way line of said Poplar Avenue; thence with the northerly right-of-way line of Poplar Avenue, South 89 deg. 01 min. 11 sec. West, 270.00 feet to the point of beginning, containing 53,995 square feet (1.240 acres more or less), according to Boundary Survey by R. Scot Cherry, Registered Land Surveyor, Tennessee No. 1512, dated October 8, 2001.

Being the same property conveyed to J & N Realty Company, Inc., by deed from Evergreen Land Company, of record in Book 8937, page 334, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Matters shown on the Plan of record in Book 332, page 120, Register's Office for Davidson County, Tennessee.

This is improved property known as 402 Maple Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever; and it covenants with the said Grantees that it 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of October, 2001.

J & N REALTY COMPANY, INC.
a Tennessee corporation

By: _____
J. Michael Nixon, President

STATE OF GEORGIA)
COUNTY OF Gwinnett)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. Michael Nixon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of October, 2001.

_____
Notary Public

My Commission Expires: 2/25/03

JANICE M. ASHEY NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES