This Instrument Was Prepared By:
W. William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/07/02 09:26 2pgs
Fees:13.00 Taxes:555.00
20020107-0001921

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, Paul W. Williamson, ("Grantor") have bargained and sold, and do hereby bargain, sell and convey unto R & M Properties, a Tennessee General Partnership composed of Michael A. Russell and Ben McKnight, ("Grantees") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Dickerson Pike, said point being an iron pin in the northeasterly corner of the KBAJ, Inc. property, as of record in Book 11693, page 991, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

(1) Thence N 05 deg. 56' 46" E, 114.20 feet to an iron pin;
(2) Thence with a curve to the right, having a central angle of 90 deg. 43' 14", a radius of 35.00 feet and an arc length of 55.42 feet to a point;
(3) Thence S 83 deg. 21' 00" E, 121.29 feet to a point;
(4) Thence S 05 deg. 56' 46" W, 149.64 feet to a point;
(5) Thence N 83 deg. 21' 00" W, 156.77 feet to the point of beginning, containing 23,183.25 square feet or 0.53 acres, according to survey of Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, 609 West Iris Drive, Nashville, TN 37204, dated December 3, 2001.

Being the same property conveyed to Paul W. Williamson and wife, Virginia H. Williamson, dated September 26, 1977, and of record in Book 5208, page 482, Register's Office of Davidson County, Tennessee. By Quitclaim Deed of Virginia H. Williamson dated July 5, 1988, she conveyed all of her right, title and interest in and to the herein described property to Paul W. Williamson. 7593-751

This property is known as 851 Dickerson Pike, Nashville, TN 37207

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with the appurtenances, estate title and interest thereto belonging to the Grantees their heirs and assigns in fee simple, forever.

Grantor does hereby covenant with the Grantees that the Grantor is lawfully possessed of said land in fee simple, the Grantor has a good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 27th day of December, 2001

Paul W. Williamson

Re\deed.russell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Paul W. Williamson personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be his free and voluntary act and deed and that he executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 27th day of December, 2001.

_____
Notary Public

My Commission Expires:_____

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005

STATE OF TENNESSEE

COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 150,000.00 XX, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Paul W. Williamson
Affiant

Subscribed and sworn to before me this 27th day of December, 2001.

_____
Notary Public

Commission Expiration:

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 27, 2005

RETURN TO:

W. William Davis, Attorney, PC
219 Ward Circle, #3
Brentwood, TN 37027

SEND TAX BILLS TO:

New Owners
c/o Horrell Realty & Investments
3030 Sidco Drive
Nashville, TN 37204

PROPERTY ADDRESS:

851 Dickerson Pike
Nashville, TN 37207

MAP & PARCEL:
82-2-68

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