Box 14-A
14865-2

Davidson County DEEDWARR
Recvd: 01/31/02 16:24 3pgs
Fees:18.00 Taxes:1128.50
20020131-0014000

THIS INSTRUMENT PREPARED BY:
John M. Bryant, Jr., Esq.
BAKER, DONELSON, BEARMAN & CALDWELL
A Professional Corporation
Suite 1000, Commerce Street
Nashville, Tennessee 37201

Address New Owner as follows:
Tinnell Family Limited Partnership
615 Murfreesboro Road
Nashville, TN 37210

Send Tax Bills To:
Same

Map-Parcel No.
106-6-047.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me this the 28th day of January, 2002.

Notary Public

My Commission Expires 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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, Rock City Realty Co., Inc., a Tennessee corporation, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto Tinnell Family Limited Partnership, a Tennessee limited partnership, hereinafter called "Grantee", its successors and assigns, all of its interest in and to 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)

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

This is improved property known as 601 Murfreesboro Pike, 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, his successors and assigns, forever.

And Grantor does covenant with the said Grantee 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 Grantor does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 28th day of December, 2001.

ROCK CITY REALTY CO., INC.
a Tennessee corporation

By: _____
Kenneth S. Brake, Jr.
Title: Executive Vice President

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kenneth S. Brake, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Executive Vice President of Rock City Realty Co., Inc., the within named bargainor, a Tennessee corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and seal this the 28th day of December, 2001.

Pamela A. Muras
Notary Public

My Commission Expires:

_____

PAMELA A. MURAS
MY COMMISSION # DD 057511
EXPIRES: September 30, 2005
Bonded Thru Notary Public Underwriters

N JMB 372872 v1
824088-00003 12/27/2001

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1, on the Plan of Subdivision of Rock City Realty Co., Inc. Property of record in Book 9700, page 286, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed by Kenneth S. Brake, Nelle Clark Brake and Kenneth S. Brake, Jr., as tenants in common, and as former partners doing business under the partnership name of Rock City Amusement Company, to Rock City Realty Co., Inc., by Warranty Deed of record in Book 2651, page 50, Register's Office for Davidson County, Tennessee. Rock City Realty Co., Inc. a Tennessee corporation, merged into Rock City Amusement Co., Inc., a Tennessee corporation, by instrument of record in Book 8648, page 543, and an amendment and change of name to Rock City Realty Co., Inc., a Tennessee corporation, of record in Book 10257, page 117, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County Taxes for the year 2002 and subsequent years.

2. Easement of record in Book 3764, page 285, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 3762, page 369, Register's Office for Davidson County, Tennessee.

4. All matters as shown on the plan of record in Plat Book 9700, page 286, Register's Office for Davidson County, Tennessee.

5. Unrecorded lease agreement between Grantor and Kimbro Oil Company.