FILE BOX 19B
01-9-1-D

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R.T.R., LLC, A TENNESSEE LIMITED LIABILITY COMPANY	FRANKLIN NATIONAL BANK (NAME)	MAP 106-11
209 Crutchfield Avenue (ADDRESS)	230 Public Square (ADDRESS)	PARCEL 025
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	FB #06DA-12272

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SETH W. NORMAN, GENNETTE SAIN NORMAN, AND BEN E. WARD AND WIFE, SUSAN SAIN WARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R.T.R., LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Nixon Detroit Diesel, of record in Plat Book 4995, Page 62, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Subject to an additional 20 foot utility easement to be designated by the owner for future sewer services for adjoining property.

BEING part of the same property conveyed to Ervin Thomas Sain, a one-third (1/3) undivided interest, Seth W. Norman and wife, Genette Sain Norman, a one-third (1/3) undivided interest, Ben E. Ward and wife, Susan Sain Ward, a one third (1/3) undivided interest, by Quitclaim Deed from George T. Sain and wife, Grace McMillan Sain, of record in Book 4786, Page 93, and Book 5079, Page 423, Register's Office for Davidson County, Tennessee. The said Ervin Thomas Sain having since died. The property was devised to Jack Edward Froeter by the Last Will and Testament and Codicil of Ervin Thomas Sain, of record in Will Book 143, Page 695, Probate Court Clerk's Office for said County. The said Jack Edward Froeter having since died and the subject

Legal Continued on Page 2

Davidson County DEEDWARR
Recvd: 02/12/02 15:05 2pgs
Fees:13.00 Taxes:1295.00

20020212-0018697

unimproved ( )
This is improved (X) property, known as 209 Crutchfield Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hand s this 8th day of February, 2002

Seth W. Norman
SETH W. NORMAN

Gennette Sain Norman
GENNETTE SAIN NORMAN
By: Thomas Jay Norman
Thomas Jay Norman, Attorney-in-fact

Ben E. Ward
BEN E. WARD,
By: Richard D. Bird, Attorney-in-fact
Richard D. Bird, Attorney-in-fact

Susan Sain Ward
SUSAN SAIN WARD,
By: Richard D. Bird, Attorney-in-fact
Richard D. Bird, Attorney-in-fact

property was devised by Will of Jack Edward Froeter, to David Lee Stokes, of record in Book 2878, Page 557, Circuit Court Clerk's Office of Sarasota County, Florida. The said Seth W. Norman and wife, Gennette Sain Norman, having since divorced by Final Decree, of record in File No. 89D-2406, Circuit Court Clerk's Office for said County.

THIS conveyance is intended to convey to the named Grantees herein, any and all interest acquired by the said David Lee Stokes in the subject property as Residuary Devisee under the Will of Jack Edward Froeter, deceased, of record in Book 2878, Page 55, Circuit Court for Sarasota County, Florida. The said Jack Edward Froeter having acquired an interest in the subject property as Residuary Devisee under the Will of Ervin Thomas Sain, deceased, of record in Will Book 143, Page 695, Probate Court for Davidson County, Tennessee. And further conveyed to Seth W. Norman, Gennette Sain Norman, Ben E. Ward and wife, Susan Sain Ward by Deed of even date and being filed for record in Instrument No.: 20020212 0018686 Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

"Subject property is Commercial Property and is NOT now or ever has been the principal place of residence of the Grantor(s) herein."

THIS instrument is being executed in behalf of Ben E. Ward and wife, Susan Sain Ward pursuant to a Power of Attorney executed by same on the 16th day of January, 2002, and being filed for record in Instrument No.: 20020212.0018690 Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

THIS instrument is being executed in behalf of Gennette Sain Norman pursuant to a Power of Attorney executed by same on the 1st day of February, 2002, and being filed for record in Instrument No.: 20020212 0018691 Register's Office for Davidson County, Tennessee, recorded simultaneously herewith.

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SETH W. NORMAN, the bargainor, 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 and official seal at Brentwood, Tennessee, this 7th day of February, 2002.

My Commission Expires: 05/28/03

Notary Public

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

On this 7th day of February, 2002, before me personally appeared THOMAS JAY NORMAN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of GENNETTE SAIN NORMAN, and acknowledged that he executed the same as the free act and deed of the said GENNETTE SAIN NORMAN.

My Commission Expires: 05/28/03

Notary Public

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

On this 7th day of February, 2002, before me personally appeared RICHARD D. BIRD, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of BEN E. WARD AND WIFE, SUSAN SAIN WARD, and acknowledged that he executed the same as the free act and deed of the said BEN E. WARD AND WIFE, SUSAN SAIN WARD.

My Commission Expires: 05/28/03

Notary Public