WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/21/02 15:51 3pgs
Fees:18.00 Taxes:538.35

20020221-0022781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ANDREW B. GIBSON NOTARY PUBLIC DAVIDSON COUNTY TENN.

I OR WE HAVE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,500.00

M. Lee Barrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 2002

Notary Public

My Commission Expires July 26, 2003 MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Barrett, Jr.	New Owner	MAP 134
(NAME)	(NAME)	
976 Murfreesboro Road		PARCELS 147 AND
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		150
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Margaret Bruce, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Lee Barrett, Jr.

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:
SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to Margaret Bruce, unmarried, by deed from Don C. Bruce, III, unmarried, of record in Instrument No. 200001310009434, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 404 Ezell Pike, Nashville, TN 37211
(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 my hand this 21st day of February, 2002

Margaret Bruce
Margaret Bruce

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 Margaret Bruce, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 2002

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

EXHIBIT A

TRACT I:
LAND in the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being a part of Tract No. 3 described in a deed from Henry Goodpasture and wife, to Franklin Limestone Company, by deed of record in Book 1284, Page 568,said Register's Office, and being more particularly described as follows:

BEGINNING at a rock planted as a marker in a county road known as Ezell Road, said rock being one of the corners of the aforesaid Tract No. 3 and proceeding thence S5°W, 243 feet to a Box Elder Elm Tree; Thence S60°E, 149.5 feet to another concrete marker; thence N33-1/2°E, 149.5 feet to another concrete marker; thence N 23-1/2°E, 149.5 feet to another concrete marker; thence N 33-1/2°W, 212 feet along the margin of a roadway of the Grantor, to a point in the southerly margin of Ezell Road; thence N88-3/4°W, 92.5 feet to the point of beginning, containing 0.983 acres, more or less, and including in addition thereto an ingress and egress easement over the aforesaid roadway of the Grantor, which extends from Ezell Road along the aforesaid of the Grantor, which extends from Ezell Road along the aforesaid 212 foot boundary.

TRACT II:
BEING a part of Lot No. 1 on the Plan of G. W. Proctors Subdivision, not of record, described according to a survey made by George Watson, Surveyor, March 17, 1967 as follows:

BEGINNING on the easterly margin of New Ezell Road at the noirthwest corner of Lot No. 16 on the Plan of Bowood Heights, of record in Book 2331, Page 47, said Register's Office, thence S86°18"E, 106.53 feet; thence N1°45'W, 190.39 feet; thence N2°23'W,78.02 feet to the easterly margin of New Ezell Road; thence with the same, S20°29'W, 279.05 feet to the beginning.