Davidson County DEEDWARR
Recvd: 02/25/02 10:10 4pgs
Fees:23.00 Taxes:538.35
20020225-0023524

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (VMW)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map-Parcel Number(s)
Craig A. Garner and wife, Katherine C. Garner 782 Rhonda Lane Nashville, Tennessee 37205	Same	Map 60-15, Parcel 39.01

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100THS DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, R&R MOWERS, INC., a Kentucky corporation ("Grantor") has bargained and sold, and by these presents transfers and conveys unto CRAIG A. GARNER and wife, KATHERINE C. GARNER (individually and collectively, "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 100 Rock Street, Nashville, Tennessee.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenant that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor, further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 12 day of ~~January~~ February 5 & R., 2002.

R&R MOWERS, INC.

By: _____

Title: pres.

KENTUCKY S.L.R.
STATE OF ~~TENNESSEE~~)
COUNTY OF Nelson)

Personally appeared before me, the undersigned, a Notary Public, Stanley L. RAY, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of R&R Mowers, Inc., a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 12th day of ~~January,~~ February S.L.R. 2002.

Edwina S. Sutton
Notary Public



My Commission Expires:

7/25/02

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 145,500.00.

AFFIANT

Sworn to and subscribed to before me on this 12th day of ~~January,~~ February S.L.R. 2002.

Notary Public

My Commission Expires:

1/26/05

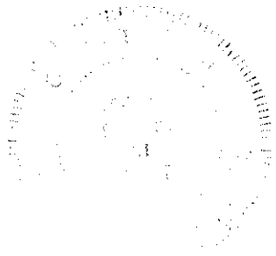


EXHIBIT A

PROPERTY DESCRIPTION

Beginning at an iron pin set (IPS) at the intersection of the southerly right of way of Rock Street (50' ROW) and the westerly right of way of Plum Street (50' ROW), thence with the westerly right of way of Plum Street, S 11°16'09" W, 302.91' to an IPS at the northeasterly corner of J. Harold Shankle Company as recorded in deed book 7177, page 560, R.O.D.C.; thence with Shankle's northerly line, N 85°15'00" W, 218.00' to an iron pin fond at the easterly line of an unnamed alley; thence with said alley, N 11°45'00" E, 100.00' to an IPS at the southwesterly corner of Jerry Moore, Sr., as recorded in will book 20000306, page 21778, R.O.D.C.; thence with Moore the following calls: S 85°15'00" E, 64.00' to an IPS; N 11°07'51" E, 102.80' to an IPS; S 85°51'24" E, 29.54' to an IPS; N 09°44'08" E, 99.59' to an IPS on the southerly right of way of Rock Street; thence with Rock Street, S 85°15'00" E, 126.58' to the point of beginning. Containing 1.14 acres, more or less, as surveyed by Arrowhead Survey on November 7, 2001.

Being the same property conveyed to R&R Mowers, Inc. by deeds of record in Book 10202, Page 520, and in Book 11105, Page 848.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for the year 2002.
2. Easements of record in Book 5577, page 455, Register's Office for Davidson County, Tennessee.
3. Easements of record in Book 7047, Page 218, said Register's Office.
4. All matters shown on the plat of record in Book 8250, Page 155, said Register's Office.
5. All matters shown on the plat of record in Book 332, Page 43, said Register's Office.
6. All matters disclosed on the Survey dated November 7, 2001, prepared by Arrowhead Survey.