WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/02 15:24 3pgs
Fees:18.00 Taxes:2775.00

20020305-0027615

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PROFESSIONAL TITLE & ESCROW CO, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Owner	MAP-PARCEL NUMBERS
FRANK MESSER, JR. (NAME)	~~W. DUNCAN HAGEMEYER AND~~ (NAME)	MAP 93-06
308 BROADWAY (ADDRESS)	308 Broadway ~~1528 CENTER POINT ROAD~~ (ADDRESS)	PARCELS 25 & 26
NASHVILLE, TENNESSEE 37201 (CITY) (STATE) (ZIP)	Nashville 37201 ~~HENDERSONVILLE, TENNESSEE 37075~~ (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, W. DUNCAN HAGEMEYER AND TED MYRON BRYANT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Messer, Jr., Briane Messer and Tim Messer

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 part of Lot No. 45 on the Original Town of Nashville, not of record, described according to a plan of lot owned by T. W. Cole Estates, surveyed 3/18/1901 by W. W. Southgate, Surveyor, of record in Book 161, page 66, Register's Office for Davidson County, Tennessee. Beginning ont he northerly margin of Broad Street, 114 feet 6 inches westerly from the westerly margin of Third Avenue North (formerly College Street); running thence westerly with the northerly margion of said street, 28 feet 1 inch; thecne northerly 107 feet to the southerly margin of a 10 foot alley; thence easterly with the southerly margin of said alley 28 feet 3 inches to a point 114 feet 9 inches westerly from the westerly margin of 3rd Avenue North; thence southerly 107 feet to the beginning.

~~Being the same property conveyed to [illegible] of record in Book [illegible], page [illegible], Register's Office for Davidson County, Tennessee.~~

Being the same property conveyed to W. Duncan Hagemeyer and Ted Myron Bryant by deed of record in Book 5837, page 812, Register's Office for Davidson County, Tennessee.

SEE ATTACHED EXHIBIT "A" FOR ADDITIONAL LEGAL DESCRIPTION.

unimproved ( )
This is improved (X) property, known as 308 BROADWAY, NASHVILLE, TENNESSEE 37201
(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 17th day of May 2001

W. DUNCAN HAGEMEYER

TED MYRON BRYANT

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 W. DUNCAN HAGEMEYER AND TED MYRON BRYANT

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 17th day of May, 2001.

Commission expires November 27, 2004

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ 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 _____, and attesting the same 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"

Land in Davidson County, Tennessee, being part of Lot No. 45 on the Original Town of Nashville, described as follows:

Beginning at a point on the northern side of Broad Street 142 feet from the northwest corner of Broad and College Street; thence westwardly 29 feet 5 inches to a 10 foot alley; thence northwardly 107 feet to a 10 foot alley; thence eastwardly 29 feet 3 inches to the center of the partition wall of an adjoining building; thence southwardly with the center of said wall 107 feet to the point of beginning.

Being the same property conveyed to Ducnan Hagemeyer and Ted Myron Bryant by Quitclaim Deed of record in Book 9631, page 341, Register's Office for Davidson County, Tennessee.