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JM

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

Davidson County DEEDWARR
Recvd: 03/08/02 10:44 3pgs
Fees:18.00 Taxes:1165.50
20020308-0029380

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William F. Hunt Hunt Properties 2122 – 21st Avenue South Nashville, TN 37212	Same	Map 104-1, Part of Parcel 169

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT E. CLEMENTS, JR., ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto WILLIAM F. HUNT, ("Grantee"), his heirs and assigns, a certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 described in Master Deed of Redmon Street Condominium of record in Instrument No. 20010126-0008125, Davidson County Register's Office.

Being part of the same real property conveyed to Clements-Niles Partnership by deed from Metropolitan Federal Savings and Loan Association of record in Book 7955, page 889, said Partnership converted to an LLC by Articles of Conversion of record in Book 10732, page 979, Register's Office of said County. The said Redmon Properties, LLC having quitclaimed their interest to Robert E. Clements, Jr. by Quitclaim Deed of record in Instrument No. 20010126-0008124, Davidson County Register's Office.

This is improved property located at 3630 Redmon Street, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 2002 Taxes, a lien which is not yet due and payable.

2. The Plan of record in Book 3106, page 105, Davidson County Register's Office, as amended in Book 4080, page 877, shows an owners certificate, a 10-foot easement for public utility and drainage purposes along the entire north line, east and south lines and a portion of the west line not embraced within the bounds of Redmon Street.

3. Easement granted to Tennessee Electric Power Company by Commerce Union Bank of record in Book 1021, page 538, said Register's Office, which is an easement for power lines over a strip 50-feet wide. Said easement dated January 29, 1937, states that the center line to be determined upon final survey with the towers on which wires are to be strung, to be placed in the southeast corner about 35 feet from the northerly line of N.C. & St. L. Railroad.

4. Easement granted to the City of Nashville by J. A. Myers and wife of record in Book 1851, page 236, said Register's Office, to construct, operate and maintain a sanitary sewer, as also shown on the plat of record in Book 3106, page 105, said Register's Office.

5. Master Deed of Redmon Street Condominiums of record in Instrument No. 20010126-0008125, said Register's Office.

6. Lease with St. Thomas Hospital.

7. Matters shown on survey of Volunteer Surveying dated June 1, 2000.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants 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 himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7 day of March, 2002.

ROBERT E. CLEMENTS, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, ROBERT E. CLEMENTS, JR., the within named 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, at office, this 7th day of March, 2002.

Notary Public

My Commission Expires: May 30, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $315,000.00.

Affiant

Sworn to and subscribed before me this 7th day of March, 2002.

Notary Public

My Commission Expires: 12-24-03

KAREN L. TRUSTY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE