File Box 14A

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/02 09:32 2pgs
Fees:13.00 Taxes:1147.00
20020401-0038873

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roy S. Jones (NAME) | "NEW OWNER" (NAME) | MAP 133 |
| 436 Atlas Drive (ADDRESS) | (ADDRESS) | PARCEL 092 |
| Nashville, TN 37211 (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, Mildred Lorene Huskey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy S. Jones and wife, Cynthia Lynn Jones

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:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a PK nail set, at the intersection of the westerly right-of-way line of Trousdale Drive, 50 feet in width, and the southerly right-of-way line of CSX Transportation Railroad;

THENCE, leaving the southerly right-of-way line of CSX Transportation Railroad, with the westerly right-of-way line of Trousdale Drive, South 01 degree 52 minutes 00 seconds West, 292.63 feet to an iron rod set in a wall, at a corner common with the property of Trousdale LLC, as of record in Book 9777, Page 827, at the Register's Office for Davidson County, Tennessee;

THENCE, leaving the easterly right-of-way line of Trousdale Drive, with the northerly property line of Trousdale LLC, North 88 degrees 01 minute 58 seconds West 163.26 feet to a PK nail set in the easterly right-of-way line of CSX Transportation Railroad;

THENCE, with the easterly right-of-way line of CSX Transportation Railroad, North 06 degrees 38 minutes 49 seconds West, 274.00 feet to an iron road set, at the intersection with the southerly right-of-way line of CSX Transportation

CONTINUED

unimproved ( )
This is improved (X) property, known as 3641 Trousdale Drive, Nashville, TN 37204-4579
(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 29th day of March, 2002

Mildred Lorene Huskey
Mildred Lorene Huskey

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 Mildred Lorene Huskey

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 29th day of March, 2002.

Commission expires 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, a _____, 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 _____, 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

CONTINUATION OF LEGAL DESCRIPTION

Railroad;

THENCE leaving the easterly right-of-way line of CSX Transportation Railroad, with the southerly right-of-way line of CSX Transportation Railroad, North 85 degrees 53 minutes 00 seconds East, 204.94 feet to the point of beginning, containing 51,937 square feet or 1.192 acres more or less.

BEING the same property conveyed to Cecil Ladell Huskey et ux, as of record in Deed Book 3916, Page 138, at the Register's Office for Davidson County, Tennessee. Said interest is now vested in Mildred Lorene Huskey as surviving tenant by the entirety, the said Cecil Ladell Huskey having died February 11, 1977.

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; taxes for the current year which have been prorated and assumed by the Grantee(s) herein, and the following:

Easements, both ten feet in width, for (a) an eight (8) inch water supply line and a (b) four (4) inch gas pipe line of the Grantor reserved to Louisville and Nashville Railroad Company (now being CSX Transportation, Inc.) described in deed recorded in Book 3916, Page 138, Register's Office for Davidson County, Tennessee, also as shown on Sketch 309065 attached to said deed.

Rights of CSX Transportation, Inc. under charter right-of-way, if any.



Matters shown on ALTA/ACSM Land Title Survey of Huskey Property prepared by Cherry Land Surveying, Inc., dated March 13, 2002.