PICK-UP

(1)

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 18753

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of March, 2002.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
Jamie L. Hallman
My Commission Expires
May 29, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 04/04/02 09:32 2pgs
Fees:13.00 Taxes:555.00

20020404-0040916

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
J. WALL CO., LLC 807 Franklin Road Brentwood, TN 37027	same	MAP 117-13 PAR 166 ~~FB~~ ~~XR~~

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, H. WHIT CLARK, JR., MARRIED, AND JOHN A. RAMSEY, III, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to J. WALL CO., LLC ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of March, 2002.

H. WHIT CLARK, JR.

JOHN A. RAMSEY, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, H. WHIT CLARK, JR. and JOHN A. RAMSEY, III, 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, at office, this 25th day of March, 2002.

My Commission Expires: 10-26-05

Notary Public

MARY ESTHER CHAMPION NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1012 on the Final Plat of Abbottsford, Phase 2, a P.U.D., Revision 1, Plat of correction in Instrument No. 200203050027572, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to H. Whit Clark and John A. Ramsey, III, by Deed from Landstar Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20010515-0050236, Register's Office for Davidson County, Tennessee.