This instrument prepared by:
Yale K. Riley
Chicago Title Insurance Company
414 Union Street, Suite 1800
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 04/11/02 10:19 3pgs
Fees:18.00 Taxes:2601.10
20020411-0044806

WARRANTY DEED

Address of New Owners:
J.F.C. Enterprises, Inc.
P.O. Box 40101
Nashville, TN 37204

Send Tax Bills to:
SAME

Map No. 105-2
Parcel No. 407

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, I, **John A. Tudor**, Grantor, have this day bargained and sold, and do hereby transfer and convey unto **J.F.C. Enterprises, Inc., a Tennessee corporation**, Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

See Exhibit A attached.

Being the same property conveyed to John A Tudor by Deed from W.E.C.O. Investments, a Partnership composed of Ernest D. Taylor, Winston C. Hickman, Oakley C. Christian and Dorsey Crockett, of record in Book 5854, page 725, and by Quitclaim Deed between the same parties of record in Book 6945, page 753, both in the Register's Office of Davidson County, Tennessee.

Janet Tudor, wife of John A. Tudor, joins in this conveyance for the purpose of waiving and releasing any rights or interest she might have in said property, especially any marital rights.

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this the 3rd day of April, 2002

My commission expires: November 29, 2003
(Affix Seal)

The actual consideration or value, whichever is greater, for this transfer is $ 703,000.00 .

John A Tudor
Affiant

Jennifer Chandler-Cole
Notary Public

JENNIFER CHANDLER-COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 29, 2003

This is improved property known as 1004 Eighth Avenue South, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

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

This instrument shall be dated as of the 8th day of April, 2002.

John A Tudor
John A. Tudor

Janet Tudor
Janet Tudor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jennifer Chandler Cole, a Notary Public in and for said County and State, **John A. Tudor and wife, Janet Tudor**, the within named bargainors, 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 _____, this 3rd day of April, 2002.

Jennifer Chandler Cole
Notary Public

My Commission Expires: November 29, 2003

JENNIFER CHANDLER-COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 11/29/03

Encumbrances:

Taxes for the year 2002: A lien, but not yet due or payable.

Subject to all matters shown on the Plan of record in Book 4955, page 39, Register's Office for Davidson County, Tennessee.

Any rights, easements, interests or claims which may exist by reason of or reflected by any matters shown on the survey prepared by R. Scot Cherry, RLS No. 1512, Cherry Land Surveying, Nashville, TN., dated March 14, 2002, revised April 10, 2002, file no. 02110 SC/BB.

EXHIBIT A

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 2 ON THE PLAN OF PART A, RESUBDIVISION OF PART OF LOT NUMBER 1, SECTION SEVENTY, EDGEHILL ESTATES, AS OF RECORD IN PLAT BOOK 4955, PAGE 39 IN THE REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY LINE OF EIGHT AVENUE SOUTH, 80 FEET IN WIDTH, AT A CORNER COMMON WITH THE PROPERTY OF JOHN R. PADGETT, ET UX, AS OF RECORD IN DEED BOOK 5134, PAGE 957, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 1 OF THE RESUBDIVISION OF SECTION SEVENTY, EDGEHILL ESTATES, AS OF RECORD IN PLAT BOOK 4955, PAGE 957, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF EIGHTH AVENUE SOUTH WITH THE SOUTHERLY LINE OF THE PROPERTY OF SAID JOHN R. PADGETT, NORTH 88 DEG 07 MIN 00 SEC EAST, 142.00 FEET TO A POINT IN THE WESTERLY LINE OF THE PROPERTY OF REID AVENUE ASSOCIATES AS OF RECORD IN DEED BOOK 8763, PAGE 559, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID REID AVENUE ASSOCIATES, SOUTH 01 DEG 29 MIN 00 SEC EAST, 166.01 FEET IN ALL, PASSING A "PK" NAIL SET AT 10.00 FEET, TO A "PK" NAIL SET IN THE NORTHERLY RIGHT OF WAY LINE OF REID AVENUE, 50.00 FEET IN WIDTH;

THENCE WITH THE NORTHERLY RIGHT OF WAY LINE OF REID AVENUE, SOUTH 80 DEG 44 MIN 00 SEC WEST, 53.83 FEET TO A "PK" NAIL SET IN THE WESTERLY RIGHT OF WAY LINE OF REID AVENUE;

THENCE WITH THE WESTERLY RIGHT OF WAY LINE OF REID AVENUE, SOUTH 09 DEG 16 MIN 00 SEC EAST, 50.00 FEET TO AN EXISTING IRON ROD IN THE SOUTHERLY RIGHT OF WAY LINE OF REID AVENUE;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF REID AVENUE WITH THE NORTHERLY PROPERTY LINE OF JFC ENTERPRISES, INC, AS OF RECORD IN DEED BOOK 7767, PAGE 859, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 3 OF THE RESUBDIVISION OF EDGEHILL ESTATES, SECTION SEVENTY, AS OF RECORD IN PLAT BOOK 5060, PAGE 52, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 88 DEG 07 MIN 00 SEC WEST, 93.89 FEET TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-WAY-LINE OF SAID EIGHTH AVENUE SOUTH;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF EIGHTH AVENUE SOUTH, NORTH 01 DEG 53 MIN 00 SEC WEST, 222.50 FEET TO THE POINT OF BEGINNING.