WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/02 14:31 3pgs
Fees:18.00 Taxes:240.50

20020424-0050740

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THE 24th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Suite 415

My Commission Expires MAR. 25, 2006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Brown, Jr. (NAME)	**Same as New Owner** (NAME)	MAP 83-3
1102 Riverside Drive (ADDRESS)	(ADDRESS)	PARCEL 175
Nashville, TN 37206 (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, Gallatin Oil Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Brown, Jr.

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 Lots No. 11 and 12 in G.W. Carver's Unrecorded Subdivison of Lots 8, 9 and other lots of W.S. Ashworth's Resubdivision of Lots No. 47, 48, 49 and 50, in the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for said County and being more particularly described as follows:

Beginning at an iron pin located at the intersection of the North right-of-way line of Rosebank Avenue, having an existing 48 foot right of way and the Westerly right-of-way line of Riverside Drive, having an existing 60 foot right of way thence along the North right-of-way of Rosebank Avenue, North 86" 00' West 137.54 feet to an iron pin located on the Easterly right-of-way line of the L & N Railroad; thence along said rail road right-of-way line Northerly along a curve to the left, having a Delta angle of 8" 11' 40" a radius of 1,108.21 feet, a tangent length of 79.38 feet and a length of arc of 158.49 feet to an iron pin; thence South 89 deg. 59' 20" East 106.00 feet to an iron pin located on the Westerly right-of-way line of Riverside Drive; thence along the Westerly right-of-way line of Riverside Drive along a curve to the left having a delta angle of 5 deg 32' a tangent length of 35.49 feet a radius of 734.41 feet and a length of arc of 70.93 feet to a point; thence South 33 deg. 31' East 110.80 feet to the point of Beginning as shown and delineated on a topograhical survey by J. L. Murphy, Jr. & Co., dated December 17, 1964.

Being the same property conveyed to Gallatin Oil Company, Inc., a Tennessee Corporation by Special Warranty Deed from Union Oil Company of California, a California Corporation of record in Book 6092, Page 248, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1102 Riverside Drive, Nashville, TN 37206
(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 hands this 24th day of April 2002

Gallatin Oil Company, Inc.
By:
Philip M. Greene, President

Attest: Peggy Whitaker, Sec/Treas
Peggy Whitaker, Secretary-Treasurer

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS SUBJECT TO THE RIGHT-OF-WAY OF L & N RAILROAD.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Philip M. Greene and Peggy Whitaker with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Secretary-Treasurer respectively of the Gallatin Oil Company, Inc. the within named bargainor, a corporation, and that they as such President and Secretary-Treasurer being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Philip M. Greene as such President, and attesting the same by the said Peggy Whitaker as such Secretary-Treasurer.

Witness my hand and official seal at office at Madison, TN on this the 24th day of April, 2002 .

My commission expires March 25, 2006

Notary Public

DEBBIE L. GREGORY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006