This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
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Davidson County DEEDWARR
Recvd: 05/03/02 12:44 4pgs
Fees:23.00 Taxes:832.50
20020503-0054654

WARRANTY DEED

Address New Owner(s) as follows: JAMES T. McKINLEY and wife, JUDY C. McKINLEY,

Name and Address of the person or entity responsible for payment of real property taxes:

Map No. 096-013-0, Parcel No. 205.00, Field Book No. 03DZ 85642

For and in consideration of the sum of **TWO HUNDRED TWENTY FIVE THOUSAND ($225,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, **EMPIRE COMPANY, a Tennessee General Partnership composed of HENRY A. ELROD and R. WAYNE DUNSON,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **JAMES T. McKINLEY and wife, JUDY C. McKINLEY,** their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** property, known as 2727 Old Elm Hill Pike, Nashville, Davidson County, Tennessee 37214

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **JAMES T. McKINLEY and wife, JUDY C. McKINLEY,** Grantees, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown herein. Grantor does further covenant and bind itself/its successors, assigns and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 1st day of May 2002.

EMPIRE COMPANY, a Tennessee General Partnership

By: _____
HENRY A. ~~ELROD~~, Partner

By: _____
R. WAYNE DUNSON, Partner

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **HENRY A. ELROD,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Partner of **EMPIRE COMPANY**, a Tennessee General Partnership, the within named bargainor, a partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and official seal at ~~Nashville~~ Mt Juliet, Tennessee, this 1st day of May 2002.

_____ Notary Public

My commission expires 11-16-2005

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **R. WAYNE DUNSON,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Partner of **EMPIRE COMPANY**, a Tennessee General Partnership, the within named bargainor, a partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and official seal at Mt Juliet, Tennessee, this 1st day of May 2002.

_____ Notary Public

My commission expires 11-16-2005

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer, is $225,000.00.

Affiant

Subscribed and sworn to before me this 17 day of May 2002.

Notary Public

My commission expires 11-16-2005

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

SEND TAX BILLS TO:
James T. McKinley and Judy C McKinley
4712 Ashley Way
Hermitage, TN 37076

EXHIBIT A

Land in **Davidson** County, Tennessee, being Lot No. 1 on the Plan of Parrish Commercial Park Section 15 of record in Book 6050, page 90, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 100.00 feet on the southerly margin of Old Elm Hill Pike and runs back 157.8 feet on the westerly side and 161.70 feet on the easterly side to a dead line in the rear measuring 100.00 feet thereon.

Being the same property conveyed to **EMPIRE COMPANY,** a Tennessee General Partnership composed of Henry A. Elrod, R. Wayne Dunson and David C. Palmer, by Warranty Deed from Mark A. Parrish, unmarried, of record in Book 6355, page 726, Register's Office for Davidson County, Tennessee.

David C. Palmer conveyed his one-third (1/3) undivided interest in Empire Company, a Tennessee General Partnership, and specifically his one-third (1/3) undivided interest in and to said within described real property, to Henry A. Elrod and R. Wayne Dunson, by Warranty Deed as shown of record in Book 7411, page 227, Register's Office for **Davidson** County, Tennessee.

This is improved property, known as **2727 Old Elm Hill Pike, Nashville, Davidson County, Tennessee 37214**.