PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **May, 2002, by and between THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO SELL, TRANSFER, CONVEY, MORTGAGE, ENCUMBER, LEASE OR OTHERWISE DISPOSE OF WITHOUT JOINDER OF BENEFICIARY, hereinafter called Grantor, and DAVID ADCOCK, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO SELL, TRANSFER, CONVEY, MORTGAGE, ENCUMBER, LEASE OR OTHERWISE DISPOSE OF WITHOUT JOINDER OF BENEFICIARY, Grantor, does hereby bargain, sell, transfer and convey unto DAVID ADCOCK, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 411 & 412 OLD HICKORY BLVD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds HIMSELF AND HIS successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Thomas E. Stewart Trustee

THOMAS E. STEWART, TRUSTEE
Signature of Seller

Davidson County DEEDWARR
Recvd: 05/07/02 09:13 3pgs
Fees:18.00 Taxes:1480.00

20020507-0055744

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS E. STEWART, TRUSTEE, WITH FULL POWER, 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, at office, this **3rd** day of May, 2002.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

DAVID ADCOCK

Property Address:

411 & 412 OLD HICKORY BLVD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-13, PARCEL 18 & 109

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$400,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **May, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

My Commission Expires: 12-6-05

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

PARCEL NO. 1: LAND in Davidson County, Tennessee, being Lot No. 3, Block "D" on the Map of Forest Park Subdivision at Madison, TN of record in Book 843, page 44, Register's Office for said County. Said Lot No. 3 fronts 50 feet on the south side of Old Hickory Boulevard and runs back between lines 150 feet to a dead line.

PARCEL NO. 2: BEING Lots Nos. 1 and 2 of Block "D" on the Map of Forest Park Subdivision at Madison Tennessee, of record in Book 843, page 44, Register's Office for said County. Said Lots Nos. 1 and 2 adjoin and front together 100 feet on the south side of Old Hickory Boulevard and runs back between parallel lines with the easterly margin of 4th Avenue, 150 feet to a line in the rear.

PARCEL NO. 3: LAND in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, April 2, 1960, as follows: BEGINNING on the northerly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to Ewing E. Lannon and wife by deed from O. R. Jones and wife of record in Book 2646, page 547, said Register's Office, said point being also 250 feet west from the intersection of the northerly margin of Old Hickory Boulevard and the westerly margin of Delaware Avenue: thence North 8 deg. 10 min. west 400 feet to the southerly margin of Burrwood Avenue (not opened); thence with the same South 82 deg. 40 min. West 50 feet; thence South 8 deg. 10 min. East 400.7 feet to the northerly margin of said Old Hickory Boulevard; thence with the same North 81 deg. 50 min. East 50 feet to the beginning.

PARCEL NO. 4: LAND in the 11th Civil District of Davidson County, Tennessee, being part of Bixler Property, described as follows: BEGINNING at a point in the northerly margin of Old Hickory Boulevard at an iron pin that is 200 feet west of the northwest corner of Old Hickory Boulevard and Delaware Avenue; thence along said Boulevard South 85 deg. 35 min, West 50 feet to an iron pin; thence North 4 deg. 20 min. West 416 feet to an iron pin; thence North 85 deg, 35 min. East 50 feet to an iron pin; thence South 4 deg. 20 min. East 416 feet to the beginning.

INCLUDED in the above description of PARCELS NOS. 3 AND 4, but expressly EXCLUDED therefrom is that portion of said property condemned by the State of Tennessee by Judgment, a certified copy of which is of record in Book 4135, page 217, said Register's Office described as follows; Land in the Eleventh Civil District of Davidson County, Tennessee, beginning at a point in the southerly margin of a dedicated unimproved street, being Mrs. C. W. Swift's northwest corner; thence with Swift's Huffine and Martin's line, South 7 deg. 15 min. East 164 feet to a point in Martin's westerly line; thence North 86 deg. 00 min, west 102 feet more or less to Pearl Bently Myrick's Easterly boundary line: thence with Myrick's line, North 7 deg. 15 min, West 127 feet more or less to the southerly margin of said unimproved street; thence North 82 deg. 35 min, East 50 feet to a point; thence North 7 deg. 15 min. West 16 feet to a point; thence North 82 deg. 45 min East 50 feet to the point of beginning containing .43 acres, more or less.

PARCEL NO. 5: A tract of land in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by J. Douglas Roach, Surveyor, October 22, 1947, as follows: BEGINNING at a point on the westerly margin of Delaware Avenue 200 feet north of the north margin of Old Hickory Boulevard; thence at right angles to Delaware Avenue westerly 200 feet; thence northerly parallel to the north margin of Delaware Avenue 75 feet; thence easterly 200 feet, more or less, to the westerly margin of Delaware Avenue; thence southerly along said Avenue around a slight curve 75 feet, more or less, to the point of beginning.

INCLUDED in the above description but expressly EXCLUDED therefrom is that portion of said property conveyed to the State of Tennessee by deed from William H. DeMars and wife, of record in Book 4063, page 52, said Register's Office, described as follows; BEGINNING at a point in William H. DeMars' northwest property corner, said point being also in C. H. Huffine's southwest property corner; thence running easterly 180 feet more or less along DeMar's northerly boundary line to a point; thence running southerly 55 feet, more or less, around a slight curve to the left which is on the west margin of Delaware Avenue; thence running northwest 182 feet more or less, to a point on DeMar's westerly boundary line; thence running North 10 deg 37 min. East 26 feet, more or less, along DeMars' westerly boundary line back to the point of beginning, containing 0.17 acres, more or less.

Being the same property conveyed to THOMAS E STEWART, TRUSTEE with full power to sell transfer, convey, mortgage, encumber, lease or otherwise dispose of without joinder of beneficiary, by Deed from FIRST AMERICAN NATIONAL BANK,TRUSTE under the will of Bobby Beecham, Deceased, of record in BOOK 5582, PAGE 405, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (Map 43-13, Parcel 109).

2. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (Map 43-13, Parcel 18).

3. All matters as set forth on the Plan of Forest Park Subdivision, of record in Plat Book 843, page 44, said Register's Office.

4. Easement for sanitary sewer and/or storm drainage, of record in Book 4124, page 449, said Register's Office. (As to 412 Old Hickory Boulevard).