PREPARED BY:
Richard M. Smith
SMITH & CASHION, PLC
424 Church Street, Suite 1200
Nashville, Tennessee 37219-2306

Davidson County DEEDWARR
Recvd: 05/07/02 13:41 3pgs
Fees:18.00 Taxes:185.00
20020507-0056179

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
214 McMillin Street Nashville, Tennessee	P.O. Box 150322 Nashville, Tennessee 37215	92-12 Parcel 332

THE ACTUAL CONSIDERATION OR VALUE
WHICHEVER IS GREATER IS
$50,000.00

Brett Massey

Sworn to and subscribed before me this the 3 day of MAY, 2002.

Notary Public

My Commission Expires:
1-29-05

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Fifty Thousand and no/100 ($50,000.00) Dollar, the receipt and sufficiency of which is hereby acknowledged, beers Skanska, Inc. ("Grantor") has this date bargained and sold, and does hereby sell, transfer, and convey unto Brett Massey ("Grantee"), Grantee's heirs and assigns all Grantor's right, title and interest in the following described tract of land:

See Exhibit A

THIS PROPERTY IS IMPROVED ROPERTY LOCATED at: 214 McMillin Street, Nashville, Tennessee.

The description contained in this Deed is the same description as in the previous deed of record.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, in fee simple forever.

Grantor COVENANTS with the said Grantee that it is lawfully seized and possessed of the above described real estate, that is has good and lawful right to sell and convey the same and that the same is unencumbered, and it binds itself and its successors,

assigns, and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of May, 2002.

BEERS SKANSKA, INC.

By: Joseph T. Hatch, Jr.

Its: 5/3/02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Janetta L. Pittman, a notary public of the State and County mentioned, personally appeared Joseph T. Hatch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 3rd day of May, 2002.

Janetta L. Pittman
Notary Public

JANETTA L. PITTMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
1-29-05

Being Lot No. 33, on the Plan of Governor McMillin's Subdivision of the Old state Prison Lands of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 50 feet on the easterly side of McMillin Avenue and extends back between parallel lines 100 feet to an alley.

Being the same property conveyed to Patten-Beers Constructors, Inc., by deed from Patten Construction Company, Inc., of record in Book 8658, page 739, Register's Office for Davidson County, Tennessee.

EXHIBIT A