FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/02 14:09 2pgs
Fees:13.00 Taxes:222.00
20020520-0061494

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 20 02

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenrose, LLC (NAME)	NEW OWNER (NAME)	MAP 148-9
P.O. Box 680188 (ADDRESS)	(ADDRESS)	PARCEL 147
Franklin, TN 37068 (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, Mrs. Paul K. Ferguson, married, a/k/a Linda B. Ferguson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenrose, LLC

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:

A tract or parcel of land located in Davidson County, Tennessee and described as follows, to wit:

Beginning with the intersection of the northern right of way margin of Haywood Lane and the eastern right of way margin of Haywood Court; thence along the right of way margin of Haywood Court N 15 deg. 24' 12" E 217.23 feet to a concrete monument; thence S 88 deg. 49' 08" E 90.0 feet to an iron pin; thence S 14 deg. 50' 52" W 225.15 feet to an iron pin in the northern right of way of Haywood Lane; thence along the right of way of Haywood Lane N 83 deg. 39' 51" W 90.0 feet to the point of beginning.

Being the same property conveyed to Felix H. Baker and wife, Eula Baker by deed from H.P. Baker of record in Book 1109, Page 402, said Register's Office. The said Felix H. Baker and Eula Baker now being deceased. The said Felix H. Baker having predecesed Eula Baker. The said Eula Baker died intestate leaving as sole heirs O. Christine Baker and A. Roy Baker. The said A. Roy Baker having quitclaimed his interest, joined by his wife, Elizabeth Baker, to O. Christine Baker, by Quitclaim Deed of record in Book 4824, Page 492, said Register's Office. The said O. Christine Baker having quitclaimed her interest in said property to Mrs. Paul K. Ferguson by Quitclaim Deed of record in Book 8302, Page 941, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 252 Haywood Lane, Nashville, TN 37211
(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 my hand this 17th day of May, 20 02

Mrs. Paul K. Ferguson

Mrs. Paul K. Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mrs. Paul K. Ferguson, married

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of May 20 02.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees, and (2) Sanitary Sewer Easement of record in Book 6181, Page 64, said Register's Office.