Box 58-B

Davidson County DEEDWARR
Recvd: 05/20/02 15:46 3pgs
Fees:18.00 Taxes:2682.50
20020520-0061638

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Bradshaw Properties, L.L.C. 1473 Gallatin Road North Madison, TN 37115	Same as New Owner	Map 82-13 Parcel 358.00
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED TWENTY FIVE THOUSAND and NO/100 ($725,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **STEVEN BOSTELMAN and wife, MONICA BOSTELMAN, by and through her lawful attorney-in-fact, STEVEN BOSTELMAN,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **BRADSHAW PROPERTIES, L.L.C., a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING Lot No. 1 on the Plan of Stockyards Business Center, Section Two, of record in Book 6200, page 816, Register's Office for Davidson County, Tennessee, and being more particularly described as follows according to survey dated May 10, 2002, File No. 020104, prepared by Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, 609 West Iris Drive, Nashville, Tennessee 37204.

Beginning at a point on the southerly margin of Jackson Street, same point being the northwestern corner of Lot 1 of "Section Two -- Stockyards Business Center" found of record in Plat Book 6200, page 816 (RODC, TN);

Thence North 58°17'00" East, 204.62 feet to a point;

Thence with a curve to the right with an arc length of 39.23 feet, a radius of 25.00 feet, a delta of 89°54'00", a chord bearing and distance of South 76°46'00" East, 35.32 feet to a point;

Thence with the southerly margin of 2nd Avenue N. South 31°49'00" East, 230.04 feet to a point;

Thence leaving said 2nd Avenue N. South 58°11'00" West, 145.80 feet to a point;

Thence North 31°39'00" West, 87.34 feet to a point;

Thence South 58°04'00" West, 0.50 feet to a point;

Thence North 31°39'00" West, 68.50 feet to a point;

Thence South 57°55'00" West, 83.97 feet to a point;

Thence North 31°40'46" West, 99.95 feet to the point of beginning, containing 45,424 square feet or 1.04 acres.

Being the same property conveyed by Successor Trustee's Deed to Steven Bostelman and Monica Bostelman, of record as Instrument No. 20010329-0030517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on subdivision plan of record in Book 6200, page 816; Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 921 Second Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantee their proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 15th day of May, 2002.

STEVEN BOSTELMAN

MONICA BOSTELMAN by STEVEN BOSTELMAN, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Steven Bostelman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 15th day of May, 2002.

Notary Public

My Commission Expires: 9/22/02

JANE GRAZER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Steven Bostelman, 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 attorney-in-fact of Monica Bostelman, the within named bargainor, which Power of Attorney is of record as Instrument No. 20010329-0030516, Register's Office for Davidson County, Tennessee, and that as such attorney-in-fact, executed the foregoing instrument for the purposes therein contained, by signing the name of Monica Bostelman by himself as attorney-in-fact.

WITNESS my hand and seal, this 15th day of May, 2002.

Jane Glazer
Notary Public

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 9/22/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $725,000.00.

Steven Bostelman
AFFIANT

Subscribed and sworn to before me, this 15th day of May, 2002.

Jane Glazer
NOTARY PUBLIC

My Commission Expires: 9/22/02

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE