PICK-UP

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

Davidson County DEEDWARR
Recvd: 05/21/02 10:04 2pgs
Fees:13.00 Taxes:101.75
20020521-0061773

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Albert Powell 4255 Brick Church Pike Nashville, TN 37207	Same	Map 32-9 Par. 060

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $27,500.00.

Albert H Powell
Affiant

Sworn and subscribed before me, this 16th day of May, 2002.

Notary Public

My Commission Expires:
7-29-04

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, THE DEVELOPERS, a Joint Venture, with R. L. Eatherly having full power to sell, transfer, convey or encumber the property without the joinder of any venturer, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Albert Powell, hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

The following paragraph describes a tract of land in the old 22nd Civil District of Davidson County, Tennessee, said tract being a portion of the property conveyed to Robert L. Eatherly, Trustee, by LaVerne O. Talley by deed of record in Deed Book 6522, page 5, Register's Office for Davidson County, Tennessee.

Beginning at an iron rod (old) in the southeast margin of Brick Church Pike, said rod being the most southwest corner of this tract and the most northwest corner of property belonging to William D. Cook and found in Deed Book 7438, page 279, Register's Office for Davidson County, Tennessee and continuing as follows; with the margin of Brick Church Pike, North 35° 16' 35" East 410.41 feet to a point, thence North 36° 57' 38" East 100 feet to a point, thence North 38° 34' 49" East 100 feet to a point, thence North 43° 24' 33" East 100.07 feet to a point; thence North 51° 08' 19" East 100 feet to a point, thence North 53° 09' 47" East 100 feet to a point, thence North 58° 17' 42" East, 99.93 feet to a point; thence North 71° 00' 19" East 100 feet to a point, thence North 69° 09' 24" East 75.00 feet to a point, thence North 60° 04' 32" East 68.23 feet to a point, thence North 45° 47' 15" East 81.70 feet to an iron pin (new) at the intersection of the said margin with the south margin of Hunters Lane, thence with the said margin of Hunters Lane South 75° 55' 06" East 53.83 feet to an iron pin (new) at the most northeast corner of this tract and the most northwest corner of property belonging to Dollie Mai Williams whose deed appears to be in Deed Book 8220, page 442, Register's Office for Davidson County, Tennessee, thence with the line of Williams South 21° 26' 52" East 282.86 feet to a 36 inch white oak tree at the most southeast corner of this tract and in the line of Williams, and a corner to property of Davidson Academy, thence with the line of Davidson

Academy and Cook South 60° 59' 47" West 1268.22 feet to the point of beginning containing 6.77 acres as per survey by Jack L. Head, RLS Tenn. No. 670, whose address is 2127 Memorial Boulevard, Springfield, Tennessee, dated May 14, 2002.

Being a part of the same property conveyed to The Developers, a Joint Venture, by deed from R. L. Eatherly, Trustee, of record in Book 6628, page 853, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to [a] taxes for the year 2002 which the Grantee herein assumes and agrees to pay; and [b] an easement for any water lines or fire hydrants located on said property.

This is unimproved property known as 4255 Brick Church Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of May, 2002.

THE DEVELOPERS, A Joint Venture

By: R. L. Eatherly
R. L. Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jana K. Stone of the State and County aforesaid, personally appeared R. L. Eatherly, 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 joint venturer of The Developers, the within named bargainor, and that he as such joint venturer, executed the foregoing instrument for the purpose therein contained by signing the name of The Developers by himself as such joint venturer.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of May, 2002.

Jana K. Stone
Notary Public

Commission Expires:

1-28-2006

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JANA K. STONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.