WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CTC Properties (NAME)	New Owner (NAME)	MAP 93-9
1220 McGavock Street (ADDRESS)	(ADDRESS)	PARCEL 176
Nashville, TN 37203 (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, Carden & Cherry Syndication, Inc., a Tennessee corporation, formerly known as Carden & Cherry, Inc., a Tennessee corporation HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CTC Properties, a Tennessee general partnership

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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 05/23/02 15:31 3pgs
Fees:18.00 Taxes:370.00
20020523-0063188

unimproved (X)
This is improved ( ) property, known as 1212 McGavock Street, Nashville, TN 37203
(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 21st day of May, 2002

Carden & Cherry Syndication ~~Inc~~.

By: John R. Cherry, III

John R. Cherry, III, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John R. Cherry, III with whom I am personally acquainted and who upon his oath acknowledged himself to be the President _____ of the Carden & Cherry Syndication Inc. the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said John R. Cherry, III as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of May, 2002.

My commission expires 7/26/03 _____ Notary Public

ANDREW B. GARDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

EXHIBIT A

Land in Davidson County, Tennessee, being the west half of Lot No. 106, in the plan of McNairy's West Nashville Lots, as recorded in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee. Said half of said Lot 106 fronts 50 feet on the north side of McGavock Street and runs back northerly between parallel lines 169 feet to an alley.

Being the same property conveyed to Carden & Cherry, Inc., a Tennessee corporation, by deed from Robert E. Baulch, Jr., Trustee U/A with Viola Sudekum Baulch dated December 29, 1989, Third National Bank in Nashville, Trustee for Marie E. Woolwine U/A dated December 4, 1992, Anthony E. Johnston, Frances J. Earthman, Kermit C. Stengel, Jr., Trustee for Nettie Elizabeth Stengel Joy U/A date January 3, 1967, and Kermit C. Stengel, Jr., Trustee for Kermit C. Stengel, Jr. U/A dated January 3, 1967, of record in Book 9506, page 60, Register's Office for Davidson County, Tennessee. The said Carden & Cherry, Inc. changed its name to Carden & Cherry Syndication, Inc. pursuant to Articles of Amendment to Charter dated December 30, 1996, and recorded in Book 10331, page 292, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.