Box 58B

OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18 DAY OF June 2002

NOTARY PUBLIC

My Commission expires: 1/31/04

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
RHCh MBC JOHN E. HARTRIDGE (NAME)	SAME (NAME)	105-13-102
1204 Elmwood Avenue (ADDRESS)	(ADDRESS)	
Nashville (CITY) TN (STATE) 37212 (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 385,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT H. CUMMINGS, JR., AND WIFE, MARIA B. CUMMINGS

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

RHCh MBC JOHN E. HARTRIDGE

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Davidson County DEEDWARR
Recvd: 06/18/02 15:49 3pgs
Fees:18.00 Taxes:1424.50

20020618-0073813

This is unimproved ( ) improved (X) property, known as 1204 Elmwood Avenue - Nashville, TN 37212
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 18th day of June, 2002.

ROBERT H. CUMMINGS, JR.

MARIA B. CUMMINGS

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT H. CUMMINGS, JR., AND MARIA B. CUMMINGS, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of June, 2002.

My Commission expires:
9/28/02

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 80 feet of the southerly one-half of Lot No. 11 and the westerly 80 feet of Lot No. 12 on the Belmont Land Company's Plat, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, as more particularly described as follows according to survey dated June 6, 2002, prepared by Robert H. Cummings, R.L.S. #693.

Beginning at an iron pin in the northerly right-of-way of Elmwood Avenue (25 feet from the centerline) said iron pin marking the Southeast corner of the herein described property and being located westerly along the northerly right-of-way of Elmwood Avenue from the intersection of said right-of-way with the westerly right-of-way of 12th Avenue South (25 feet from the centerline) South 89 degrees 00 minutes 00 seconds West 152.25 feet; thence, leaving the point of beginning with the northerly right-of-way of Elmwood Avenue South 89 degrees 00 minutes 00 seconds West 80.00 feet to an iron pin; thence, with the easterly margin of a 12 foot alley North 00 degrees 39 minutes 36 seconds West 145.52 feet to an iron pin; thence with the southeasterly boundary line of property owned by 1221 partners, L.L.C. of record in Deed Book 10292, page 928, in the Register's Office of Davidson County, TN, as follows: North 89 degrees 04 minutes 04 seconds East 80.00 feet to an iron pin, South 00 degrees 38 minutes 49 seconds East 145.42 feet to the beginning, containing 0.267 acre.

Being the same property conveyed to Robert H. Cummings, Jr., and wife, Maria B. Cummings, by Warranty Deed from Joe F. Gibson and wife, Betty R. Gibson, of record in Book 7850, page 74, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, which have been prorated and assumed by the Grantee.

2. All matters as shown on subdivision plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 323, page 10, Register's Office for Davidson County,Tennessee.