STATE OF TENNESSEE
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 08/29/02 15:33 3pgs
Fees:18.00 Taxes:2608.50
20020829-0104924

The actual consideration or value, whichever is greater, for this transfer is $705,000.00

Affiant

Subscribed and sworn to before me this the 27th day of August, 2002.

Notary Public

My commission expires:

VAULX CROCKETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 29, 2

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
James O. Hastings, Jr. and wife, Jeannie R. Hastings 127 Third Avenue South Nashville, TN 37201	Same	93-64 / 32 & 33

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, R. HOLT, L.P., a Tennessee limited partnership ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto JAMES O. HASTINGS, JR. and wife, JEANNIE R. HASTINGS (collectively, "GRANTEES"), their successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto, said real estate being more particularly described as follows:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A PK NAIL SET IN THE WESTERLY RIGHT-OF-WAY LINE OF THIRD AVENUE SOUTH, 49.5 FEET IN WIDTH, AT A CORNER COMMON WITH THE PROPERTY OF J.W. DEAL, ET UX, AS OF RECORD IN DEED BOOK 1677, PAGE 49, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID THIRD AVENUE SOUTH, SOUTH 27 DEG 19 MIN 40 SEC EAST, 56.00 FEET TO A PK NAIL SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF SHELBY AVENUE BRIDGE, FORMERLY SPARKMAN STREET, 60 FEET IN WIDTH;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID THIRD AVENUE SOUTH WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SHELBY AVENUE BRIDGE, SOUTH 62 DEG 32 MIN 54 SEC WEST, 181.00 FEET TO A PK NAIL SET IN THE EATERLY RIGHT-OF-WAY LINE OF AN UNNAMED ALLEY, 12 FEET IN WIDTH;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SHELBY STREET BRIDGE WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY, NORTH 27 DEG 19 MIN 40 SEC WEST, 56.00 FEET TO A PK NAIL SET AT A CORNER COMMON WITH THE PROPERTY OF FURNITURE CENTER PARKING LOT, INC. AS OF RECORD IN DEED BOOK 4766, PAGE 274 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ALLEY WITH THE SOUTHERLY PROPERTY LINE OF SAID FURNITURE CENTER PARKING LOT, INC., NORTH 62 DEG 32 MIN 54 SEC EAST, 181.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,136 SQUARE FEET OR 0.233 ACRES MORE OR LESS.

BEING the same property conveyed to GRANTOR by deed of record in Book 10197, page 441, re-recorded in Book 10210, page 894, and by deed of record in Book 10197, page 439, re-recorded in Book 10210, page 896, and corrected by Instrument of Correction of record in Book 11741, page 825, said Register's Office.

The foregoing description is derived from a survey prepared by R. Scot Cherry, R.L.S. No. 1512, Cherry Land Surveying, Nashville, Tennessee, Job No. 02210.

This is improved property located at 125-129 Third Avenue South, Nashville, TN 37201.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to taxes for the current year which have been prorated and will be paid by GRANTEES.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEES, their successors, heirs, and assigns, forever.

GRANTOR further covenants and binds itself, its successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEES, their successors, heirs, and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 27th day of August, 2002.

R. HOLT, L.P.

By: Phillip N. Williams

Title: General Partner

Date: August 27, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for the County and State aforesaid, personally appeared Phillip N. Williams, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a general partner of R. Holt, L.P., the within named bargainor, a limited partnership, and that he as such general partner, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the limited partnership by himself as general partner.

WITNESS my hand and seal in Nashville, Tennessee, this the 27th day of August, 2002.

JOE VAULX CROCKETT III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

Notary Public

My Commission Expires: _____