Davidson County DEEDWARR
Recvd: 08/29/02 16:14 2pgs
Fees:13.00 Taxes:2730.60

20020829-0105012

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
21st Floor, First American Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $738,000.00

AFFIANT

Subscribed and sworn to before me, this 29th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 7/30/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

Address New Owners as Follows:

Alex Investment Partners, LP

c/o Karin Eaton
2012 25th Ave . South
Nashville, TN 37212

Send Tax Bills To:

Same

Map-Parcel Number:

Tax Map 118-8
Parcels 110, 114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

W. BAXTER MASTERS and wife PATRICIA A. MASTERS, (collectively "Grantor") do hereby bargain, sell, transfer and convey unto ALEX INVESTMENT PARTNERS, LP, a Tennessee limited partnership ("Grantee") its successors and assigns, all their right, title and interest in and to property located in Nashville Davidson County, Tennessee and more particularly as follows:

Beginning at an iron rod situated in the westerly margin of Cruzen Street, said point also being the southeast corner of the Roblyn Property, LLC of record as Instrument No. 20000830-85666, R.O.D.C., TN; thence along said road, South 15 degrees, 00 minutes 00 seconds East, a distance of 250 feet to an iron rod situated in the northerly margin of Newsome Street; thence along said road South 75 degrees 00 minutes 00 seconds West, a distance of 150 feet to an iron rod; thence leaving said road, North 14 degrees 59 minutes 36 seconds West, a distance of 250 feet to an iron rod; thence North 75 degrees 00 minutes 00 seconds East, a distance of 149.97 feet to the point of beginning.

Being the same property conveyed to W. BAXTER MASTERS and wife PATRICIA A. MASTERS, by deeds from MASTERS & SONS, INC. of record in Book 7219, page 484 and Book 8464, Page 887, Register's Office for Davidson County, Tennessee.

This is improved property generally known as 2415-2421 Cruzen St., Nashville, TN. 37211

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Alex Investment Partners, LP, its successors and assigns, forever.

AND W. BAXTER MASTERS and wife PATRICIA A. MASTERS, do covenant with the said Alex Investment Partners, LP, that they are lawfully seized and possessed of said

land in fee simple, have a good right to convey it and that the same is unencumbered, except for:

(i) Matters shown on plan of record in Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee;

(ii) 2002 property taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee.

AND W. BAXTER MASTERS and wife PATRICIA A. MASTERS do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said land to the said Alex Investment Partners, LP its successors and assigns against the lawful claims of all persons whomsoever.

All personal pronouns used herein, whether used in the masculine, feminine or neuter gender, shall include all other genders; the singular shall include the plural, and vice versa.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 29th day of August, 2002.

W. BAXTER MASTERS

PATRICIA A. MASTERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. BAXTER MASTERS and wife PATRICIA A. MASTERS, the bargainors, with whom I am personally acquainted, or proved to me on 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 Nashville, Tennessee, on this 29th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 7/30/05

PATTY CULBREATH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005