40-A

WARRANTY DEED

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires
January 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

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
Amy McCorkle (NAME)	RBMG (NAME)	MAP 042-12-0
434 Old Hickory Boulevard (ADDRESS)	990 EXECUTIVE PKWY., SUITE 101 (ADDRESS)	PARCEL 059.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	ST. LOUIS, MISSOURI 63141 (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, John Andrew Qualls, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy McCorkle

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: 08/30/02 15:52 3pgs
Fees:18.00 Taxes:305.25

20020830-0105590

unimproved ( )
This is improved (X) property, known as 434 Old Hickory Boulevard, Madison, TN 37115
(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 30th day of August, 2002

John Andrew Qualls

John Andrew Qualls

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 John Andrew Qualls, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 30th day of August, 2002.

Commission expires 1/29/05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires January 29, 2005

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

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being the Easterly 100 feet of Lot No. 9 and the Southerly 5 feet of the Easterly 100 feet of Lot No. 10 on the Plan of W.W. Gray's property at Madison, Tennessee, as of record in Book 974, page 22, Register's Office for said County.

Said part of Lot No. 9 fronts 100 feet on the Northerly side of Hall's Lane Section of Old Hickory Boulevard and together with said part of Lot No. 10 runs back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to John Andrew Qualls, Enos D. Qualls and Mildred Catherine Qualls by quitclaim deed from Enos D. Qualls and Mildred quitclaim deed from Enos D. Qualls and wife, Mildred Catherine Qualls record in Book 9895, page 226, said Register's Office. The said John Andrew Qualls conveyed his interest in the property to Marcia Lynn Qualls Baker by quitclaim deed of record in Instrument No. 200006220062373, said Register's Office. The said Enos D. Qualls and wife, Mildred Catherine Qualls, are both deceased, leaving Marcia Lynn Qualls Baker as the sole surviving tenant. Marcia Lynn Qualls Baker conveyed her interest in the property to John Andrew Qualls by deed of record in Instrument No. * 200 20830 - 010 5589, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED HEREFROM is that tract of land conveyed to the Metropolitan Government of Nashville and Davidson County by Right-of-Way Deed for Highway Purposes of record in Book 4824, page 205, said Register's Office, being a part of Lots 9 and 10 of the Plan of the W W. Gray property of record in Book 974, page 22, and being further described as follows:

Beginning at the point of intersection of the north margin of Old Hickory Boulevard and the east margin of Gray Avenue, thence along the said east margin North 1 deg. 59 min. 36 sec. east 54.9 feet to a point, thence northwardly and eastwardly along a curve left having a radius of 25 feet for 40.2 feet to a point; thence along a curve right having a radius of 11,505 feet easterly 73.9 feet to a point; thence south 1 deg. 33 min. west 26.4 feet to a point in the said north margin, thence along the said north margin south 87 deg. 59 min. west 100.0 feet to the point of beginning and containing 2897 square feet.

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