Davidson County DEEDWARR
Recvd: 09/06/02 14:32 5pgs
Fees:28.00 Taxes:3052.50
20020906-0108435

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Robert G. Lindsey 111 Center Park Drive Knoxville, TN 37922	Same	Map 82-14 Parcel 79 Part of Parcel 43

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Louise W. Gregory (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Robert G. Lindsey (the "Grantee"), his heirs and assigns, certain real estate (the "Property") with all improvements thereon and appurtenances thereto, located in Davidson County, Tennessee, and more particularly described as follows:

Tract I

A parcel of land in the First Civil District of Davidson County, Tennessee and being Lot No. 5 of Wetmore's Second Addition to Edgefield as of record in Book 11, Page 295, R.O.D.C., and being more particularly described from a survey dated August 6, 1971, by Barge, Waggoner & Sumner, Engineers, as follows:

Beginning at an iron pin in the east margin of North First Street, said point being the northeast corner of Lot No. 5 of said Wetmore's Plan and being located N 9 degrees 33 minutes W, 295.1 feet from the north margin of Oldham Street (as widened); thence S 9 degrees 33 minutes E, 50.0 feet to a point in said margin of North First Street and being a common corner of Lot Nos. 4 and 5 on said plan; thence S 80 degrees 45 minutes West, 210.0 feet with the line between Lot Nos. 4 and 5 to a point in the east margin of City Alley No. 314 thence, N 9 degrees 33 minutes W, 50.0 feet to an iron pin in the east margin of said alley and being the northwest corner to Lot No. 5; thence N 80 degrees 45 minutes E, 210.0 feet to the point of beginning, containing 10,500 square feet or 0.24 acre, more or less.

Tract II

Land in Davidson County, Tennessee, being Lots Nos. 6, 7,8 and 9, on the Plan of Wetmore's Second Addition to Edgefield, of record in Book 11, Page 295, Register's Office for said County, and being described according to a survey by Arbo Engineering Co., Richard B. Omohundro, Engineer, dated November 27, 1971, as follows:

Beginning at an existing iron pin on the westerly margin of North First Street, said point being the southeast corner of Lot No. 6 of the Plan above mentioned; thence South 80 degrees 45 minutes West with the southerly line of said Lot No. 6, 210 feet to an existing iron pin in the easterly margin of said alley; thence with the margin of said alley, north 9 degrees 33 minutes west 200 feet to an iron pin; the northwest corner of Lot No. 9 of said Plan; thence with the northerly line of Lot No. 9 north 80 degrees 45 minutes east 210 feet to an iron pin in the westerly margin of North First Street; thence with the said margin of North First Street south 9 degrees 33 minutes east 200 feet to the point of beginning, containing 42,000 square feet, more or less.

Being the same property conveyed to Etheridge T. Gregory and wife, Louise W. Gregory by Warranty Deed of record in Book 7586, page 883, Register's Office for Davidson County, Tennessee, the said Etheridge T. Gregory having since died and title vested in Louise W. Gregory as sole surviving spouse.

Tract III

Being parts of Lots Nos. 15 and 22 and all of Lots Nos. 16 through 21 inclusive on the Plan of Wetmore's Second Addition to Edgefield, now East Nashville, as of record in Book 11, page 295, Register's Office for said County, described as follows:

Beginning on the easterly margin of Cowan Street at the southwest corner of the property conveyed to S.P. Holt and wife, by deed from Edwin C. Carlson, Trustee, and wife and individually, of record in Book 1848, page 418, said Register's Office; thence north 79 degrees 36 minutes 10 seconds east 105 feet; thence south 9 degrees 33 minutes east 25 feet; thence north 79 degrees 36 minutes 10 seconds east 105 feet to the westerly margin of an alley; thence with the same south 9 degrees 33 minutes east 404.18 feet to the northerly margin of Oldham Street, as widened; thence with the same north 83 degrees 22 minutes 40 seconds west 205.50 feet to the beginning of a curve; thence around said curve having a radius of 17.5 feet northwestly 22.55 feet to the easterly margin of Cowan Street; thence with the same north 9 degrees 33 minutes west 352.03 feet to the beginning. Part of Lot No. 19 was conveyed to W.M. Farris by deed from Adam Pewitt and wife, of record in Book 2808, page 101; parts of Lots Nos. 18 and 19 were conveyed to A.C. Farris by deed from Joseph R. West, Clerk and Master, of record in book

660, page 247, and the remainder of said property was conveyed to W.M. Farris and A.C. Farris by deeds from D.C. Ring and wife, of record in Book 1640, page 631; from Jas. E. Covington, Clerk and Master, of record in Book 1642, page 541, from Harry McEwen and wife, of record in Book 1646, page 185, from Lily Bogle, et al. of record in Book 1680, page 45, from C.H. Rutherford, of record in Book 1728, page 473, from Buford Knight and wife, of record in Book 2339, page 303, and from John Overby and wife, of record in Book 2696, page 565, all of the Register's Office for said County.

Being the same property conveyed to Etheridge T. Gregory and Louise Wright Gregory by Quitclaim Deed of record in Book 5257, page 358, Register's office for Davidson County, Tennessee, the said Etheridge T. Gregory having since died and title vested in Louise Wright Gregory as sole surviving spouse.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. Taxes for the year 2002, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 11, page 295, said Register's Office.

3. The property is located in a federally designated flood hazard area.

4. Subject to rights of others under unrecorded leases.

5. Order of record in Book 6290, page 768, said Register's Office for Davidson County, Tennessee.

6. Waiver of record in Book 7476, page 122, said Register's Office.

This is improved property, known as 51 Oldham Street, Nashville, TN 37213-1111.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 3rd day of September, 2002.

Louise W. Gregory
Louise W. Gregory

By: Dorothy Sue Gregory Piper
Dorothy Sue Gregory Piper
Attorney-in-Fact

GHH Partnership joins in this conveyance for the purpose of transferring to the grantee any interest it may have in the Property.

GHH Partnership

By: Dorothy Sue Gregory Piper
Dorothy Sue Gregory Piper
Managing Partner

STATE OF TENNESSEE)
COUNTY OF Knox)

On this 3rd day of September, 2002, before me personally appeared **Dorothy Sue Gregory Piper,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Louise W. Gregory** and acknowledged that such person executed the same as the free act and deed of **Louise W. Gregory**.

WITNESS MY HAND, at office, this 3rd day of September, 2002.

Barbara L. Remmer
Notary Public

My Commission Expires: 2/7/06

Gregory/WarrantyDeed

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, a Notary Public of the said county and state, **Dorothy Sue Gregory Piper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the managing partner of **GHH Partnership**, the within name bargainor, a partnership, and that she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

WITNESS my hand, at office, this 3rd day of September, 2002.

Barbara L Remore
Notary Public

My Commission Expires: 2/7/06

STATE OF TENNESSEE)
COUNTY OF Knox)

The actual consideration or value, whichever is greater, for this transfer is $825,000.

Affiant

Sworn to and subscribed before me this 3rd day of September, 2002.

Barbara L Remore
Notary Public

My Commission Expires: 2/7/06