THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19419**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,675,000.00. Affiant Subscribed and sworn to before me, this 16th day of SEPTEMBER, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 09/23/02 11:44 3pgs
Fees:18.00 Taxes:9897.50

20020923-0115620

WARRANTY DEED

Address New Owner: Mr. and Mrs. Mark McDonald 115 Jackson Boulevard Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 116-10 PAR 42 AND 43 FB BM 420 AND 6420

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, GUDRUN L. WEST, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARK MCDONALD AND WIFE, ELIZABETH C. MCDONALD ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 115 Jackson Boulevard, Nashville, Tennessee 37205.

ROBERT R. WEST, the spouse of GUDRUN L. WEST, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said GUDRUN L. WEST.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of SEPTEMBER, 2002.

GUDRUN L. WEST

ROBERT R. WEST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GUDRUN L. WEST AND ROBERT R. WEST, 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, at office, this 16th day of SEPTEMBER, 2002.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

TRACT NO. I:

Being a tract of land in the City of Belle Meade, Davidson County, Tennessee, and located on the southeast margin of U.S. Highway 70S and on the south margin of Jackson Boulevard and being more particularly described as follows:

Beginning on an iron pin located on the southeast margin of Highway 70S, said iron pin being in a curve to the right, and said iron pin being the northwest corner to the remainder of Lot 37 of A.M. Bransford's Subdivision as evidenced in Plat Book 421, page 139 in the Register's Office of Davidson County, Tennessee (RODC), and said iron pin being the southwest corner to the parcel herein described, and said iron pin being 10 feet more or less southwesterly from the southwest corner of Lot 36 of said subdivision, thence with said margin and said curve to the right, (said curve having a radius of 1392.50 feet, and a chord bearing of N 26-57-57 E, a chord length or 235.51 feet and a delta angle of 09-42-07) a curve length of 235.79 feet to a concrete monument, thence; continuingwith said margin N 31-49-00 E a distance of 147.59 feet to iron pin at the beginning of a radius return to Jackson Boulevard, thence; along said radius return (a curve to the right, said curve having a radius of 25.00 feet, and a chord bearing of N 84-09-30 E, a chord length of 39.58 feet, and a delta angle of 104-41-00) a curve length of 45.68 feet to an iron pin on the south margin of Jackson Boulevard, thence; continuing along said south margin of Jackson Boulevard S 43-30-00 E a distance of 20.36 feet to an iron pin at the beginning of a radius return to Deer Park Drive, thence; along said radius return (a curve to the right, said curve having a radius of 50.00 feet, and a chord bearing of S 09-30-00 W, a chord length of 79.86 feet and a delta angle of 106-00-00) a curve length of 92.50 feet to an iron pin on the norhtwest margin of Deer Park Drive, thence; with said margin of Deer Park Drive S 62-30-00 W a distance of 75.34 feet to an iron pin at the beginning of a curve to the left, thence; continuing with said margin and along said curve to the left (said curve having a radius of 199.93 feet, and a chord bearing of S 40-45-00 W a chord length of 148.17 feet and a delta angle of 43-30-00) a curve length of 151.79 feet to an iron pin, thence; continuing along said margin S 19-00-00 W a distance of 68.87 feet to an iron pin, said iron pin being the norhteast corner to the aforementioned remainder of Lot 37, and said iron pin being the southeast corner to the parcel herein described, and said iron pin being 10 feet more or less southwesterly from the southeast corner of Lot 26, thence; leaving the margin of Deer Park Drive, and with the line common to the remainder of Lot 37 and the tract herein descrived, N 58-45-00 W a distance of 195.20 feet to an iron pin, the beginning, containing 1.924 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated February 3, 1992, and being Lot 36 and the northeasterly 10 feet of Lot 37 of A.M. Bransford's Subdivision and said parcel is subject to a sanitary sewer easement recorded in Deed Book 4419, page 303; and by a riprap enbankment and maintenance easement recorded in Deed Book 7023, page 649; both to the City of Belle Meade and all in the Register's Office of Davidson County, Tennessee (RODC).

TRACT NO. II:

Being a tract of land in the City of Belle Meade, Davidson County, Tennessee, and located on the southeast margin of Deer Park Drive and on the South margin of Jackson Boulevard and being more particularaly described as follows:

Beginning on an iron pin located on the southeast margin of Deer Park Drive, said iron pin being the northwest corner to the remainder of Lot 21 of A.M. Bransford's Subdivision as evidenced in Plat Book 421, page 139, in the Register's Office of Davidson County, Tennessee (RODC) and said iron pin being the southwest corner to the parcel herein described, and said iron pin being 10 feet more or less southwesterly from the southwest corner of Lot 20 of A.M. Bransford's Subdivision as evidenced in Plat Book 421, page 139, Register's Office for Davidson County, Tennessee (RODC) thence; along said margin of Deer Park Drive N 19-00-00 E a distance of 83.62 feet to an iron pin at the beginning of a curveto the right, thence; continuing with said margin and said curve to the right, (said curve having a radius of 149.93 feet, and a chord bearing of N 40-45-00 E, a chord length of 111.11 feet and a delta angle of 43-30-00) a curve length of 113.83 feet to an iron pin, thence; continuing

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EXHIBIT "A" CONTINUATION

with said margin N 62-30-00 E a distance of 50.00 feet to an iron pin at the beginning of a curve to the right, thence; along said curve to the right, (said curve having a radius of 172.21 feet, a chord bearing os S 89-52-30 E, a chord length of 159.70 feet, and a delta angle of 55-15-00) a curve length of 166.06 feet to an iron pin on the south margin of Jackson Boulevard, thence; continuing along said south margin of Jackson Boulevard S 62-15-00 E a distance of 81.06 feet to an iron pin at the beginning of a radius return to Deer Park Circle, thence; along said radius return (a curve to the right, said curve having a radius of 25.00 feet, and a chord bearing of S 23-52-30 E, a chord length of 31.04 feet and a delta angle of 76.45.00) a curve length of 33.49 feet to an iron pin on the northwest margin of Deer Park Circle, thence; with said margin of Deer Park Circle S 14-30-00 W a distance of 229.82 feet to an iron pin, said iron pin being the northeast corner to the aforementioned remainder of Lot 21, and said iron pin being the southeast corner to the parcel herein described, and said irn pin being 10 feet more or less southwesterly from the southeast corner of Lot 20, thence; leaving the margin of Deer Park Circle, and with the line common to the remainder of Lot 21 and the tract herein descrived, N 72-45-00 W a distance of 346.14 feet to an iron pin, the beginning, containing 1.848 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated February 3, 1992, and being Lot 20 and the northeasterly 10 feet of Lot 21 of A.M. Bransford's Subdivision as evidenced in Plat Book 421, page 139, and said parcel is subject to a sanitary sewer easement tot eh City of Belle Meade recorded in Deed Book 5786, page 943, both of record in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gudrun L. West by deed from Nancy Skelton Fleming, an unmarried person of record in Book 8548, page 629, corrected in Book 9646, page 875, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) Easements of record in Book 4419, page 303, Book 5786, page 943 and Book 7023, page 649, said Register's Office.