RE-RECORD

Rerecord to add Legal Description

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October 20 02

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/14/02 10:40 2pgs
Fees:13.00 Taxes:1572.50
[redacted]
20021014-0125768

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard L. Young (NAME)	NEW OWNER (NAME)	MAP #96-5
P.O. Box 128294 (ADDRESS)	(ADDRESS)	PARCELS #193 AND
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	#132

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, Martha Nell Fitzpatrick and Frederick A. McIntire, Jr. and Homer M. McIntire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard L. Young

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 FOR COMPLETE LEGAL DESCRIPTION

Being part of the same property conveyed to Frederick A. McIntire, Sr. and wife, Robbie W. McIntire for and during their lives, and then to their children Frederick A. McIntire, Jr., Martha Nell Fitzpatrick and Homer M. McIntire, by Quitclaim Deed from Frank M. Newman, Trustee of record in Book 5915, Page 706, (Tract #1) and Book 5915, Page 708 (Tract #2) said Register's Office. See also deed of record in Book 1279, Page 298, (Tract #1) and deed of record in Book 2603, Page 373 (Tract #2) said Register's Office. See also deed of conveyance to Metro Government of record in Book 4112, Page 928, said Register's Office. The said Frederick A. McIntire, Sr. and wife, Robbie W. McIntire now being deceased. See Affidavit of Inheritance of record in Book 11704, Page 9, (Tract #1) and Book 11704, Page 5 (Tract #2) said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) Easement for Water Mains of record in Book 880, Page 218 and 219 (Tract #1 and #2), said Register's Office; (3) Sanitary Sewer Easement of record in Book 5289, Page 161 (Tract #1 and #2), said Register's Office; and (4) Lease Agreement in Book 7899, Page 466, (Tract #1) said Register's Office.

unimproved ( )
This is improved (X) property, known as 223 and 227 Donelson Pike, Nashville, TN 37214
(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 our hand s this 10th day of October, 20 02

Martha Nell Fitzpatrick

Homer M. McIntire

Frederick A. McIntire, Jr.

Davidson County DEEDWARR
Recvd: 10/22/02 14:45 3pgs
Fees:17.00 Taxes:0.00
20021022-0129681

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 Martha Nell Fitzpatrick and Frederick A. McIntire, Jr. and Homer M. McIntire

the bargainor s, 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, this 10th day of October, 02.

Commission expires January 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ 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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

Notary Public

FILE BOX 45

LEGAL DESCRIPTION

TRACT #1 - Map #96-5-193

Being a small tract of land in the 3rd, formerly 2nd, Civil District of said Davidson County, described as follows:

Beginning in the center of Polk Avenue that runs from Donelson Station to McWhirtersville, at the southwest corner of a lot conveyed to Alice Stevenson by Deed in Book 356, Page 374, Register's Office for Davidson County, Tennessee, said lot now being owned by Tom Chrisman; running thence with the Southerly line of said Stevenson Lot, South 88 1/2 degrees East 190 feet; thence southwardly and parallel with Polk Avenue 100 feet; thence westwardly and parallel with the southerly line of the Stevenson Lot 190 feet to the center of said Avenue; thence northwardly with the center of said Avenue 100 feet to the point of beginning.

TRACT #2 - Map #96-5-132

Being a tract of land in the 3rd, formerly 2nd, Civil District of said Davidson County, State of Tennessee and described according to a survey made by N.G. Jenkins, October 20, 1956, as follows:

Beginning in the center of Donelson Pike, formerly Polk Avenue, at the southwest corner of the property conveyed to Frederick A. McIntire and wife, by deed from Eva Rowe Caldwell and husband, of record in Book 1279, Page 298, Register's Office for said County; thence with said McIntire's southern boundary line South 88 degrees, 30 minutes, East 199.5 feet, more or less, to said McIntire's southeast corner; thence with said McIntire's Eastern boundary line, Northwardly 100 feet to said McIntire's Northeast corner; thence South 88 degrees, 30 minutes East 207.60 feet, more or less, to an iron pipe in the Northwestern boundary line of the property conveyed to Inter-State Construction Co. of Nashville, by Deed from W. E. Richardson, Trustee, of record in Book 1157, Page 139, said Register's Office; thence with same South 57 degrees 03 minutes West 495 feet, more or less, to the center of said Pike; thence with same Northwardly 179.30 feet, more or less to the beginning.

INCLUDED, BUT SPECIFICALLY EXCLUDED is the following described tract of land:

A small tract or parcel of land located on the east side of Donelson Pike in the 13th Councilmanic District of The Metropolitan Government of Nashville and Davidson County, Tennessee, and described as follows:

BEGINNING at a point where the property line between the Jennings and McIntire lands intersect the present easterly margin of Donelson Pike; thence south 84 deg. 00' east 26.48 feet along said property line to a point; thence south 3 deg. 30' 30" west 262.93 feet along the new relocated easterly margin of Donelson Pike, the same being parallel to and 40 feet from the new relocated center line of Donelson Pike to a point; thence south 59 deg. 24' west 28.92 feet to a point; thence north 1 deg. 54' east 124.0 feet along the present easterly margin of Donelson Pike to a point; thence north 3 deg. 27' east 140.0 feet along the present easterly margin of Donelson Pike to a point; thence north 4 deg. 37' east 15.0 feet along the present easterly margin of Donelson Pike to the point of beginning, containing 6,240 square feet, more or less.