PICK-UP

Davidson County DEEDWARR
Recvd: 11/01/02 13:14 4pgs
Fees:23.00 Taxes:4810.00
20021101-0134137

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
David Barnes Barnes Real Estate Services, Inc. 392 Harding Place Nashville, TN 37211	Same	Map 147-4 – Parcel 178
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **NELL A. BARNES** and husband **DORRIS D. BARNES** ("Grantors") have bargained and sold, and hereby transfer and convey to **DAVID BARNES** ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2002.

Barbara Kennon
Notary Public
My Commission Expires: 10/25/03

818739 v1
110070-088 10/31/02

2. Easement of record in Book 7697, page 55, re-recorded in Book 7708, page 468 and Book 9148, page 965, Davidson County Register's Office.

3. The Plan of record in Book 5190, page 631, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, easements and setback lines.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons.

Executed this 31st day of October, 2002.

Nell A. Barnes
NELL A. BARNES

Dorris D. Barnes
DORRIS D. BARNES

This is improved property, known as 392 Harding Place, Nashville, Davidson County, Tennessee, 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Timmins, the undersigned, a Notary Public in and for said County and State, the within named Nell A. Barnes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 31st day of October, 2002.

Barbara Timmins
Notary Public

My Commission Expires:
10/25/03

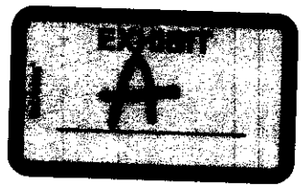
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins, the undersigned, a Notary Public in and for said County and State, the within named Dorris D. Barnes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 31st day of October, 2002.

Barbara Kimmins
Notary Public

My Commission Expires:
11/25/03



PROPERTY DESCRIPTION

Being lot 2 on the subdivision plat of Harding Place Office Park recorded in Plat Book 5190, Page 631 in the Register's Office for Davidson County, Tennessee and being more particularly described by metes and bounds as follows.

Beginning at an iron rod situated in the southerly margin of Welch Road, said point being in the common line with the property conveyed to Clyde Watson of record in Book 8602, Page 963, R.O.D.C., Tennessee;

Thence, with Welch Road and around a curve having a central angle of 09deg28min55sec, a radius of 691.28 feet, a tangent of 57.33 feet, a length of 114.40 feet and a chord which bears S 59deg57min04sec E for a distance of 114.27 feet;

Thence, around a curve having a central angle of 02deg51min04sec, a radius of 2222.92 feet, a tangent of 55.32 feet, a length of 110.62 feet and a chord which bears S 51deg21min57sec E for a distance of 110.61 feet;

Thence, S 05deg29min09sec W, a distance of 272.12 feet to an iron rod;

Thence, N 80deg09min30sec W, a distance of 98.58 feet to an iron rod;

Thence, N 87deg17min00sec W, a distance of 106.96 feet to an iron rod;

Thence, N 04deg03min30sec W, a distance of 121.19 feet to an iron rod;

Thence, N 11deg37min50sec E, a distance of 70.61 feet to an iron rod;

Thence, N 11deg53min45sec E, a distance of 189.25 feet to the point of beginning and containing 70358.89 square feet or 1.61 acres of land more or less.

Being the same property conveyed to Neil A. Barnes of record in Book 6781, Page 633 in the Register's Office for Davidson County, Tennessee.