Dav. Co. File Box 14-A
jtc file no. 15734-3

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 01/06/03 09:11 3pgs
Fees:18.00 Taxes:1246.90
20030106-0001635

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Thomas M. Palmer, II 7125 Cockrill Bend Blvd. Nashville, TN 37209	New Owner	Map 079 Parcel 020

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **PATTERSON STREET PROPERTIES, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THOMAS M. PALMER, II**, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 1, Resubdivision of Lots 1 and 2 of Section 6, Cockrill Bend Industrial Park, of record in Plat Book 6900, Page 441, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed to Patterson Street Properties, a Tennessee general partnership, by Deed from Jonathan Harwell, Trustee, with full power to sell, transfer, mortgage or convey without the joinder of any beneficiary, of record in Book 6695, Page 515, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on **Exhibit "A"**; and Grantor does further covenant and bind itself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2nd day of January, 2003.

Patterson Street Properties,
a Tennessee general partnership

By: _____
Charles H. Potter, Jr., General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $337,000.00.

_____
Affiant

Subscribed and sworn to before me this
2nd day of January, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

_____
Notary Public
My commission expires: 4/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles H. Potter, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be general partner of Patterson Street Properties, a Tennessee general partnership, the within named bargainor, and that he as such general partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of January, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

_____
Notary Public
My commission expires: 4/10/05

WD.981

Exhibit "A"

Permitted Exceptions

1. Taxes for the year 2002, a lien now due and payable. Grantee assumes the obligation and shall pay said property taxes. Taxes for the year 2003 and subsequent years, a lien, but not yet due and payable.

2. Matters shown on the plan of record in Plat Book 6900, page 441, Register's Office for Davidson County, Tennessee, including without limitation, a 10 foot Public Utility and Drainage Easement along the western boundary, 20 foot Public Utility and Drainage Easement along Richland Creek, 40 foot sanitary sewer easement, flood zone and flood way affecting portions of the property.

3. Easement for flow of Richland Creek.