Davidson County DEEDWARR
Recvd: 01/08/03 09:58 3pgs
Fees:18.00 Taxes:72.15
20030108-0003218

2C-B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.	This instrument has been prepared by:
Superior Built Construction Corp	c/o Joseph V. Ferrelli	Map 147-7	Joseph V. Ferrelli
104 Woodmont Blvd #115	104 Woodmont Blvd, #115	Parcels 84 & 236	104 Woodmont Blvd.,#115
Nashville TN 37205	Nashville, TN 37205		Nashville, TN 37205

State of Tennessee}
County of Davidson}
The actual consideration of value, whichever is greater for this transaction, is $19,500.00.

Affiant

Sworn to and subscribed before me this 3 day of January, 2003.

Notary Public

My Commission Expires July 24, 2004

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **I, W.L. Hall, Trustee with full power to mortgage, sell, transfer or convey without the joinder of any beneficiaries,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, **Superior Built Construction Corporation, a Tennessee corporation** (The "Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land located in the 26th Councilmanic District of Nashville, Davidson County, Tennessee, located on the northerly margin of J.J. Watson Avenue west of Nolensville Pike and being bounded on the north by Lots 13-20 of T.C. Cooks Resubdivision of part of the B.F. Cook Old Home Place on the east by Redd and Wilson on the south by J.J. Watson Avenue and on the west by Superior Built Construction and being described according to a boundary survey dated 11/14/02 by Campbell, McRae and Associates Surveying, Inc. (John Hood, TN R.L.S. #1838) as follows:

Beginning at an iron rod (old) at the northwesterly terminus of J.J. Watson Avenue (30' R.O.W. un-improved); said rod being located N 09° 20' 51" E 244.76 feet from an iron rod (old) at the southeast corner of the Superior Built Construction Land (Instrument # 20020717-0085792 R.O.D.C., TN) and the southwest corner of the Presley B. Gray Land (Book 4885, page 99 R.O.D.C., TN) said Gray's Land being further described as a reserved parcel shown on Bell Manor (Book 4885, page 99, R.O.D.C., TN); Thence leaving the margin of said J.J. Watson Avenue with the easterly line of said Superior Built Construction

WLH

Land N 11° 35' 03" E 217.08 feet to an iron rod (old) in the southerly line of Lot 20, T.C. Cooks Resubdivision of Part of the B.F. Cook Old Home Place (Book 547, page 163, R.O.D.C., TN); Thence with the southerly line of Lots 20-13 of said T.C. Cooks Resubdivision being owned as follows:
Lot 20 – Metro Government, Book 5414, page 245, R.O.D.C., TN
Lot 19 – Tyne Gray, Book 7081, page 628, R.O.D.C., TN
Lot 18 - Tyne Gray, Book 7081, page 628, R.O.D.C., TN
Lot 17 - Tyne Gray, Book 1368, page 218, R.O.D.C., TN
Lot 16 – Venture Properties, Book 9460, page 941, R.O.D.C., TN
Lot 15 - Tyne Gray and Ella Christine Gray, Instrument # 20010212-0013389, R.O.D.C., TN
Lot 14 – Katherine Ostein, Book 7315, page 648, R.O.D.C., TN
Lot 13 - Katherine Ostein, Book 7150, page 72, R.O.D.C., TN
S 87° 31' 03" E 375.73 feet to an iron rod (old) at the northwest corner of the Tennie Mae Redd Land (Instrument # 20000525-0052505, R.O.D.C., TN); Thence with said Redd S 02° 52' 46" E. 100.64 feet to an iron rod (old) being a corner to the Betty Wilson and Joseph Wilson Land (Book 10675, page 690, R.O.D.C., TN); Thence with said Wilson S 73° 24' 05" W. 70.62 feet to an iron rod (old); Thence S 03° 31' 59" E. 128.28 feet to an iron rod (old) on the northerly margin of said J.J. Watson Avenue; thence with said northerly margin N 81° 49' 22" W 367.99 feet to the point of beginning containing 1.97 acres more or less.

Being the same property conveyed to W.L. Hall, Trustee with full power to mortgage, sell, transfer or convey without the joinder of any beneficiaries, by deed from Gary R. Hernandez, of record in Instrument Number 20020102-0000437, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2003 and subsequent years,**
2. **Any restrictions, easements, or other matters of public record.**

This is unimproved property known as 2 tracts JJ. Watson Avenue, Nashville, TN 37208.

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

And Grantor does covenant with the said Grantee that the Grantor 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 herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day

WLH

of January, 2003.

W.L. Hall, Trustee
W.L. Hall, Trustee

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 2nd day of January, 2003, before me personally appeared W.L. Hall, Trustee, to me known to the person who executed the foregoing instrument and acknowledged that he executed the same representing his free act and deed.

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

Anna L. Rugen
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: March 27th, 2004

(3)

J.J. Watson, Property
WLH