Davidson County DEEDWARR
Recvd: 02/18/03 11:57 4pgs
Fees:23.00 Taxes:2035.00
20030218-0020832

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, TN 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
James Douglas Allen & George Harris Clayton 1177 Old Hickory Boulevard Brentwood, TN 37027	Same	Map 159, Parcel 112

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CLARENCE E. REYNOLDS, JR.**, a widower, the Grantor herein, has bargained and by these presents does transfer and convey unto **JAMES DOUGLAS ALLEN and GEORGE HARRIS CLAYTON**, as tenants in common, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson and Williamson County, Tennessee, described as follows:

Being a tract of land in the north lying in the 7th, formerly the 11th Civil District, 33rd Councilmanic District of Davidson County, Nashville, Tennessee, and in the south lying in the 15th Civil District of Williamson County, Brentwood, Tennessee, and being more particularly described as follows:

Beginning at a found iron pin on the southerly margin of Old Hickory Boulevard, the northeast corner of the Harold E. Crye property, as recorded in Deed Book 2283, page 548, Register's Office for Davidson County, Tennessee.

Thence, along said margin of Old Hickory Boulevard, South 70° 48' 05" East, 77.77 feet to a found iron pin;

Thence, South 70° 26' 37" East, 260.65 feet to a found iron pin, the northwest corner of the W. Fred Williams, Trustee property, as recorded in Deed Book 1467, page 520, and the same being the northwest corner of Lot 68, Maryland Farms, Section 57, as recorded in Plat Book 22, page 53, Register's Office for Williamson County, Tennessee;

Thence, leaving Old Hickory Boulevard, South 04° 33' 28" West, 148.49 feet to a found iron pin;

Thence, North 73° 32' 02" West, 332.70 feet to a found iron pin in the north line of the Prime Care Two, LLC property as recorded in Deed Book 1602, page 103, and the same being in the north line of Lot 1, Maryland Farms, Section 70, as recorded in Plat Book 23, page 83, Register's Office of Williamson County, Tennessee;

Thence, North 04° 03' 07" East, 166.96 feet to the point of beginning, containing 51,467 square feet or 1.18 acres.

Being part of the same property conveyed to Clarence E. Reynolds, Jr. and wife, Josephine M. Reynolds, by deed from Raymond K. Evans and wife, Maude D. Evans, of record in Book 3073, page 430, Register's Office for Davidson County and by deed from J. T. Ward and wife, Mary Ward, of record in Book 135, page 327, Register's Office for Williamson County, Tennessee. The said Josephine M. Reynolds is deceased.

This is improved property known as 1177 Old Hickory Boulevard, Nashville, TN 37027.

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.

GRANTOR does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property, and as shown on Exhibit B attached hereto. Grantor does further covenant and bind himself, his heirs and assigns 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.

WITNESS our hands this 18th day of February, 2003.

CLARENCE E. REYNOLDS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Clarence E. Reynolds, Jr., the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2002.

DEBBIE L. SLOAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $550,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 18 day of February, 2003.

Debbie L. Sloan
Notary Public

My Commission Expires:_____

DEBBIE L. SLOAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission [illegible] MAY 28, 2006

Exhibit B

1. City/County taxes for the year 2003 and subsequent years are a lien against the property, but not yet due and payable (Map 159, Parcel 112).

2. Matters shown on the survey prepared by Volunteer Surveying dated February 11, 2003, last revised February 17, 2003, File No. 03010.

3. Easement for construction of slopes outside of proposed right of way as set forth in Warranty Deed of record to State of Tennessee as Instrument No. 20020102-0000158.