PICK-UP

THIS INSTRUMENT PREPARED BY:
William C. Gullett, Esq.
Frost Brown Todd LLC
424 Church Street, Suite 1600
Nashville, TN 37219-2308
(615) 251-5550

Davidson County DEEDWARR
Recvd: 03/27/03 16:07 3pgs
Fees:18.00 Taxes:2838.25
20030327-0040495

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Davis Management, Inc. 7394 Ridgecrest Court Road Birmingham, AL 35242	same	Map 93-10 Parcel 458

FOR AND IN CONSIDERATION of Seven Hundred Twelve Thousand Five Hundred Dollars ($712,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, The Rams-Head Company, a Delaware corporation ("GRANTOR"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Davis Management, Inc., an Alabama corporation ("GRANTEE"), its successors and assigns, its right, title and interest in a certain tract or parcel of land located in Davidson County, Tennessee more particularly described below (the "Property"):

Tract I
Being an unnumbered tract on the west side of Third Avenue South, and marked "Mary J. Banks", as shown on the unrecorded Map of College Campus, described as follows:

Beginning at a point in the west margin of 3rd Avenue South, 119 feet, more or less, south of the south margin of Peabody Street; thence westerly parallel to the south margin of Peabody Street, 161 feet to the east margin of Hume Street, formerly Almond Street; thence with the margin of the same, southerly 30 feet to a point; thence easterly 161 feet to the west margin of 3rd Avenue South; thence with the margin of the same, northerly 30 feet to the point of beginning.

Tract II:
Being lots Nos. 73, 74, 75 and an unnumbered lot on the plan of College Campus, not of record. Said lots and the unnumbered lot adjoin and front together 119 feet 10 inches, more or less, on the easterly side of Hume Street, formerly Almond Street, and run back between parallel lines, Lot No. 73 running back along the southerly margin of Peabody Street, 161 feet to the westerly margin of 3rd Avenue South, formerly College Street.

Being the same property conveyed to The Rams-Head Company by Quitclaim Deed from P.J. Weber and Esther P. Weber, his wife, of record in Book 6711, Page 652, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all appurtenances, hereditaments, estate, title and interest thereunto appertaining unto GRANTEE, its successors and assigns, in fee simple forever.

GRANTOR covenants that it is lawfully seized and possessed of the Property in fee simple, has full power and lawful authority to sell and convey the same, that the Property is free, clear and unencumbered except for liens for real property taxes and assessments due and payable in 2003 and thereafter, which GRANTEE assumes and agrees to pay; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever. This conveyance is made subject to all (i) easements, restrictions and stipulations of record, and (ii) governmental laws, ordinances and regulations affecting the Property.

The words "GRANTOR" and "GRANTEE" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS, the GRANTOR, acting by and through its duly authorized representative, has caused this instrument to be executed on this the 27th day of March, 2003.

GRANTOR:

The Rams-Head Company,
a Delaware corporation

Timothy P. Moran, Executive Vice President

STATE OF Tennessee)
) **SS**
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Timothy P. Moran, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Vice President of The Rams-Head Company, the within named bargainor, an Alabama corporation, and that as such Executive Vice President, he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Executive Vice President

WITNESS my hand and seal, at office, this 27th day of March, 2003.

JENNIFER STEELE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires

My Commission Expires MAY 30, 2004

Oath of Value

STATE OF Tennessee)
) **SS**
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $712,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and ~~voluntary~~ sale.

Affiant (GRANTEE)

Subscribed and sworn to before me this the 27th day of March, 2003.

NOTARY PUBLIC

JENNIFER STEELE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

NSHD\[illegible]\16774.1

My Commission Expires MAY 30, 2004