Dav. Co. File Box 14-A

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HODGES & SON, INC. (NAME)	New Owner (NAME)	Map 091-1
714 Hillwood Boulevard (ADDRESS)	(ADDRESS)	Parcel 024
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	& 091

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PENELOPE R. LANE AND HUSBAND, CLIFFORD R. LANE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HODGES & SON, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 03/28/03 14:30 3pgs
Fees:18.00 Taxes:321.90

20030328-0041173

unimproved ( )
This is improved (X) property, known as 659B & 679 Park Street, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of March, 2003

Penelope R. Lane
PENELOPE R. LANE

Clifford R. Lane
CLIFFORD R. LANE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PENELOPE R. LANE AND HUSBAND, CLIFFORD R. LANE

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 27th day of March, 2003

Commission expires 4/10/05

Notary Public

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

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Rockmont Subdivision of record in Plat Book 4300, page 71, Register's Office for Davidson County, Tennessee, along with an adjoining acreage tract of land described together as follows:

Beginning at an iron rod situated in the northerly margin of Park Street, said point also being the southeast corner of Lot 7 of the Rockmont Subdivision, of record in Plat Book 4300, page 71, R.O.D.C., TN; thence, leaving said road, North 29° 16' 07" East, a distance of 262.02 feet to a concrete monument; thence, North 20° 45' 17" West, a distance of 76.00 feet to an iron rod; thence, North 69° 14' 43" East, a distance of 56.12 feet to a point in the centerline of a creek; thence, along said centerline of creek, South 46° 59' 13" East, a distance of 4.15 feet to a point; thence, along said centerline of creek, South 61° 00' 54" East, a distance of 118.19 feet to a point; thence, along said centerline of creek, South 54° 03' 56" East, a distance of 59.23 feet to a point; thence, along said centerline of creek, South 45° 19' 26" East, a distance of 119.31 feet to a point; thence, along said centerline of creek, South 64° 53' 05" East, a distance of 76.47 feet to a point; thence, leaving said centerline of creek, North 82° 22' 05" East, a distance of 44.75 feet to a point; thence, South 77° 41' 03" East, a distance of 13.50 feet to an iron rod situated in the westerly margin of Briley Parkway; thence along said road, South 19° 27' 54" East, a distance of 119.09 feet to a concrete monuemnt; thence, along said road, South 22° 17' 38" East, a distance of 98.00 feet to an iron rod situated in the northerly margin of James Avenue; thence, along said road, South 69° 49' 03" West, a distance of 288.00 feet to an iron rod; thence leaving said road, North 82° 21' 25" West, a distance of 84.39 feet to an iron rod situated in the southerly margin of Park Street; thence, along said road, along a curve to the left, having a central angle of 87° 16' 39" a radius of 40.00 feet, a tangent of 38.14 feet, a length of 60.93 feet and having a chord which bears North 17° 27' 06" West, a distance of 55.21 feet to an iron rod; thence, along said road, North 61° 05' 25" West, a distance of 186.68 feet to an iron rod; thence along said road, along a curve to the right, having a central angle of 03° 06' 21" a radius of 1339.60 feet, a tangent of 36.32 feet, a length of 72.61 feet and having a chord which bears North 59° 32' 15" West, a distance of 72.60 feet to the point of beginning and containing 167,521.77 square feet or 3.846 acres of land.

As to the 3.27 acre tract, Map 091-01, Parcel 024, the property was conveyed to David Redman by Deed from L. H. Dupont, as Trustee, of record in Book 409, Page 328, Register's Office for Davidson County, Tennessee. The said David Redman aka Dave Redmond having since died on June 8, 1957, intestate, leaving as his only heirs at law, three children namely, Bessie Louise Redmond Bates, Lillian Mable Redmond Leonard and Raymond Thomas Redmond. Bessie Louise Redmon Bates and Lillian Mable Redmond Leonard conveyed their two-thirds undivided interest to Raymond Thomas Redmond (hereinafter "RTR") and wife, Evonne Crowell Redmond (hereinafter "ECR") by deed of record in Book 2741, page 55, Register's Office for Davidson County, Tennessee. The said RTR died June 26, 1989 leaving a Last Will and Testament which was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee under Case No. 03P-478. Pursuant RTR's Will, all of RTR's assets were devised to ECR. Therefore, the 2/3rds interest held by RTR and ECR as tenants by the entirety vested in ECR upon RTR's death. The other 1/3rd interest vested in ECR as devisee under RTR's Will. ECR died November 24, 1994 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 95P-114, a copy ECR's Will being filed in Will Book 196, page 679, Probate Court Clerk's Office of Davidson County, Tennessee. Pursuant to ECR's Will, all of ECR's assets were desvised to Penelope Rose Lane and husband, Clifford R. Lane.

As to Lot 8 in Rockmont Subdivision, Parcel 091-01, Parcel 091, the property was conveyed to Cheek & Jones by deed from Lillian Mable Redmond Leonard, of record in Book 4449, page 689, Register's Office for Davidson County, Tennessee, and further conveyed to Raymond T. Redmond by Correction Deed from Cheek & Jones, Inc. of record in Book 4901, page 95, Register's Office for Davidson County, Tennessee. The said Raymond T. Redmond having since died on June 26, 1989, leaving the property to Evonne Crowell Redmond (hereinafter "ECR") by Last Will and Testatment of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division No. 03P-478. ECR died November 24, 1994 leaving a Last Will and Testament which was admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 95P-114, a copy ECR's Will being filed in Will Book 196, page 679, Probate Court Clerk's Office of Davidson County, Tennessee. Pursuant to ECR's Will, all of ECR's assets were desvised to Penelope Rose Lane and husband, Clifford R. Lane.

CRL