This Instrument Prepared By:
Gibson & Gregory
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Joseph F. Duncan, Jr.
d/b/a/ The Olive Branch Building
5906 Charlotte Pike
Nashville, TN 37209

MORTGAGEE:

SEND TAX BILL:

New Owner

MAP AND PARCEL:
Map 91-13,
Parcel 313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Duncan Family Properties, L.P., ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Joseph F. Duncan, Jr. d/b/a/ The Olive Branch Building, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot Nos. 15 and 16 on the Plan of West Nashville Heights, as of record in Book 332,page 127, Register's Office for said County,
>
> Said Lot Nos. 15 and 16 front 50 feet each on the northerly side of Charlotte Turnpike and run back between parallel lines 170 feet, more or less to an alley.
>
> Being the same property conveyed to Duncan Family Properties, L.P. by Quitclaim Deed from Angelia Nicholson Duncan, of record in Instrument Number 20010220-0015445, said Register's Office. (See also Deeds of record in Book 10999, page 476, Book 11376, page 833, Instrument Number 20000328-0031298, Instrument Number 20010220-015443, Instrument Number 20000328-0031299 and Instrument Number 20010220-0015444, all of record in said Register's Office.)
>
> This conveyance is made subject to the real estate taxes for the current year, which are being completely assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is improved property known as 5906 Charlotte Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 04/01/03 08:05 3pgs
Fees:18.00 Taxes:1408.00
20030401-0042415

Witness its hand this 29 day of March, 2003.

Duncan Family Properties, L.P.

By: Rebecca Duncan
Rebecca Duncan, General Partner

By: _____
Joseph Frank Duncan, Jr., General Partner

By: Georgia Duncan Port
Georgia Duncan Port, General Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Rebecca Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner of Duncan Family Properties, L.P., a Tennessee limited partnership, the within named bargainor, and that she as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by herself as a Partner.

Witness my hand and official seal this 29 day of March, 2003.

Notary Public

My Commission Expires: 7/26/03

My Commission Expires July

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Joseph Frank Duncan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Duncan Family Properties, L.P., a Tennessee limited partnership, the within named bargainor, and that he as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by himself as a Partner.

Witness my hand and official seal this 29 day of March, 2003.

Notary Public

My Commission Expires: 7/26/03

2003

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Georgia Duncan Port, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Partner of Duncan Family Properties, L.P., a Tennessee limited partnership, the within named bargainor, and that she as such Partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership by herself as a Partner.

Witness my hand and official seal this 29 day of March, 2003.

Notary Public

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $380,000.00.

AFFIANT

Subscribed and sworn to before me
this 29 day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 7/26/03

My Commission Expires July 26, 2003