This Instrument Prepared From Information Furnished by the Parties by:
**IMOGENE W. BOLIN, ATTORNEY, P. O. BOX 467, SMYRNA, TENNESSEE 37167**

MAP 082, GROUP 05, PARCEL 101

SEND TAX BILLS TO:

New Owner

NAME AND ADDRESS OF NEW OWNERS:

Amos L. Howard
705 Draperstown Drive
Smyrna, TN 37167

STATE OF TENNESSEE )
ss.:
COUNTY OF DAVIDSON )

Davidson County DEEDWARR
Recvd: 04/08/03 14:50 2pgs
Fees:13.00 Taxes:2571.50
20030408-0046547

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED NINETY-FIVE THOUSAND AND 00/100 ($695,000.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

I, the undersigned, **TRACY NEAL MCCARLEY, UNMARRIED**, have bargained and sold and do hereby transfer and convey unto **AMOS L. HOWARD, MARRIED**, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING A TRACT OF LAND in the 20th Coucilmanic District, City of Nashville, Davidson County, Tennessee. Being the lands of Tracy Neal McCarley as recorded as Instrument Number 20010530-0055969, also known as Parcel 101 of Map 82-5, of the Davidson County Tax Assessor's mapping system. Said tract being bounded as follows: on the north by lands of Steven R. Tracy, Instrument Number 20020213-0019199; on the east by the western right-of-way of an alley, 20 feet wide; on the south by the northerly right-of-way of Hume Street, a 40 foot right-of-way; and on the west by the eastern right-of-way of fourth avenue north, a 49.5 foot right-of-way. All references made herein are of the Register's Office, Davidson County, Tennessee. Said tract being more particularly described as follows:

BEGINNING AT AN IRON PIN set at the northeast intersection corner of Hume Street and Fourth Avenue North, said iron pin being the southwest corner of this tract; thence with the eastern right-of-way of Fourth Avenue North, N 26°28'59"W, 151.29 feet to an iron pin set, said pin being the northwest corner of this tract and the southwest corner of Tracy; thence with the south line of Tracy, N 63°29'04"E, 177.61 feet to an iron pin set in the western right-of-way of an alley, said pin being the northeast corner of this tract and the southeast corner of Tracy; thence with said western right-of-way, S 26°59'56"E, 102.09 feet to an iron pin set in the northern right-of-way of Hume Street, said pin being the southeast corner of this tract; thence with said northern right-of-way, S 48°04'40"W, 185.21 feet to the point of beginning containing 22,570 square feet or 0.518 acres more or less, by a survey performed by S.E.C., Inc. February 25, 2003.

BEING THE SAME PROPERTY conveyed to **TRACY NEAL MCCARLEY**, a single individual, by deed from **THE BENJAMIN A. AND CLARISSA A. DOOCHIN, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY**, of record in Instrument No. 20010530-0055969 in the Register's Office of Davidson County, Tennessee.

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 herein.

THIS IS IMPROVED PROPERTY known as **1600 FOURTH AVENUE NORTH; NASHVILLE, TN 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee herein, his heirs and assigns, forever.

AND I do covenant with the said Grantee herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2003 property taxes are being prorated between the parties hereto, the Grantee assuming payment thereof.

AND, I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, his heirs and assigns, against the lawful claims of all persons, whomsoever.

- Possession of the within-described property will be given to the Grantee with delivery of deed.

WITNESS MY HAND, this 26 day of March, 2003.

TRACY NEAL MCCARLEY

STATE OF TENNESSEE )
ss.
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named TRACY NEAL MCCARLEY, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 26 day of March, 2003.

Imogene W. Bolin
Notary Public

My commission expires: 8-20-06

IMOGENE W. BOLIN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $695,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda K. Howard
Affiant

Sworn to and subscribed before me this the 26 day of March, 2003.

Imogene W. Bolin
Notary Public

My commission expires: 8-20-06

IMOGENE W. BOLIN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.