Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

PICK-UP

ADDRESS NEW OWNER:
Craighead Patten Properties
700 CRAIGHEAD ST.
NASHVILLE, TN 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 04/15/03 15:54 3pgs
Fees:18.00 Taxes:1628.00
20030415-0050404

MAP **131-2**
GROUP
PARCEL **130 & 131**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Keith C. Roberts, Successor Trustee of the Eloise J. Roberts Revocable Trust u/a/d 11/11/91**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Craighead Patten Properties, a Tennessee joint venture**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 57 of Hollywood Place Subdivision, of record in Book 547, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 57 fronts 100 feet on the southeasterly side of Hillsboro Road and runs back 206.75 feet on the southerly line and 197 feet, more or less, on the northerly line to a dead line, measuring 100 feet thereon.

Tract 2:

Being the westerly part of Lot No. 56 on the Map of Hollywood Place as of record in Book 547, page 85, Register's Office, Davidson County, Tennessee, beginning at the southwest corner of said Lot 56 on the easterly side of the Hillsboro Turnpike at its intersection with Castleman Drive; thence easterly along the north margin of Castleman Drive, 150 feet, more or less, to the corner of that part of Lot No. 56 conveyed to Maynard C. Roberts in Book 1160, page 14, said Register's Office; thence in a northerly direction with the line of said Maynard C. Roberts, to the northern line of said Lot No. 56, the northwest corner of said Maynard C. Roberts tract. Thence with the north line of said Lot No. 56, 136 feet, more or less, to the east margin of the Hillsboro Turnpike, thence with the Hillsboro Turnpike 95 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTIONS, BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY INSTRUMENT OF RECORD IN BOOK 4459, PAGE 874, SAID REGISTER'S OFFICE.

Being a part of the same property conveyed to Eloise J. Roberts, Trustee of the Eloise J. Roberts Revocable Trust u/a/d 11/11/91 by deed from Maynard C. Roberts and wife Eloise J. Roberts of record in Book 8493, page 779, Register's Office for Davidson County, Tennessee; and Keith C. Roberts having been named Successor Trustee by instrument dated September 6, 2002; Keith C. Roberts is also acting as attorney in fact for Eloise J. Roberts under Power of Attorney recorded simultaneously herewith in Instr. 20030415005403.

This conveyance is made subject to:

1. Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 547, page 85, Register's Office for Davidson County, Tennessee.

2. Subject to an easement for sewer and/or storm drainage set forth in an instrument of record in Book 4041, page 9, said Register's Office.

3. Subject to an agreement regarding driveway easement for ingress and egress set forth in an instrument of record in Book 3890, page 129, said Register's Office.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is property known as 4212 Hillsboro Pike, 4214 Hillsboro Pike, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this the 31st day of March, 2003.

Keith C. Roberts, Trustee

Keith C. Roberts, Successor Trustee of the Eloise J. Roberts Revocable Trust u/a/d 11/19/91

Eloise J. Roberts by Keith C. Roberts, P.O.A.

Eloise J. Roberts by Keith C. Roberts as Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Keith C. Roberts,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Successor Trustee of the Eloise J. Roberts Revocable Trust u/a/d 11/19/91 and Attorney in Fact for Eloise J. Roberts**, the within named bargainor, and that he as such **Successor Trustee and Attorney in Fact**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of March, 2003.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $440,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of March, 2003.

NOTARY PUBLIC

My Commission Expires: 12/15/04