THIS INSTRUMENT PREPARED BY:

Alan T. Fister, Esq.
5214 Maryland Way, Suite 402
Brentwood, TN 37027
(615) 376-0175

Davidson County DEEDWARR
Recvd: 05/06/03 08:55 2pgs
Fees:13.00 Taxes:629.00

20030506-0059828

State of Tennessee)
County of)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me this the 25th day of April 2003

Notary Public

My Commission Expires: 10/15/04

Name and Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Treg P. Warner	Treg P. Warner	Map 118-1
4407 Hunt Place	Same	Parcel 111
Nashville, TN		

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned D&P Properties, Inc., a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Treg Patton Warner hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

See Exhibit A

This is improved property known as 2506 12th Avenue, South, Nashville, Tennessee 37204. No new survey was performed in connection with this conveyance.

To have and to hold this said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand this 30th day of April, 2003.

D&P Properties, Inc.

By: Larry E. Parker

Title: President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Larry E. Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of D&P Properties, Inc., the within named bargainor, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 30th day of April 2003.

Notary Public

My Commission Expires: 12-15-2003

Chicago Title Insurance Company
SCHEDULE A (continued)

Commitment Number 000506960

Exhibit "A"

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of Resubdivision of Lots 58-59 and the westerly 5 feet of Lot No. 57 of Montrose Place, as of record in Book 3842, page 12, Register's Office for Davidson County, Tennessee.

Beginning at a concrete monument in the north margin of Gilmore Avenue, being 138.53 feet east of the east margin of Granny White Pike as measured along Gilmore.

Thence N 84 deg 38' W along the north margin of Gilmore Avenue, 138.53 feet to a point in the east margin of Granny White Pike,

Thece with said Pike, N 11 deg 32' E 160.81 feet to the south margin of a 15 feet wide alley.

Thence with said alley S 84 deg 41 E 121.00 feet to a concrete monument,

Thence S 05 deg 17' W, 160.0 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION IS A PARCEL SUBJECT TO THE DEDICATED RIGHT OF WAY of record in Plat Book 3842, page 12, said Registe's Office. Said parcel being more particularly described as follows:

Beginning at a concrete monument in the north margin of Gilmore Avenue, being 43.53 feet easterly from the east margin of Granny White Pike.

Thence N 84 deg 38' W, 43.53 to a point in the east margin of Granny White Pike as presently constructed.

Thece with said Pike, N 11 deg 32' E 160.81 feet to the south margin of a 15 feet wide alley.

Thence with said alley S 84 deg 41 E 33.51 feet to a concrete monument,

Thence with a curve in southwesterly direction, said curve having a central angle of 83 deg 46' a radius of 20 feet, a chord of 26.73 feet bearing S 53 deg 25' W and a curve length of 29.27 feet to a concrete monument.

Thence S 11 deg 32' W. 115.04 feet to a concrete mounument, the beginning of a curve to the left.

Thence, with said curve having central angle of 96 deg 10' a radius of 25 feet, a chord of 37.18 feet, bearing S 36 deg 33' E and a curve length of 41.94 feet to the point of beginning.

Being the same property conveyed to D & P Properties, Inc., a Tennessee corporation by deed from Christ Presbyterian Church Urban Ministry, a Tennessee no profit corp aka Christ Presbyterian Church, Incorporated, a Tennessee non-profit corp. of record in Book 9750, Page 924, Register's Office for Davidson County, Tennessee.