PICK-UP

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 06/16/03 15:08 3pgs
Fees:18.00 Taxes:1850.00
20030616-0082636

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JOSEPH J. FAISON, JR. 604 4th Avenue Fayetteville, TN 37334	SAME	Map: 93-9 Parcel: 107

WHEREAS, Evelyn S. Lunsford, James B. Weimar and Thomas E. Weimar, as Tenants in Common, are the record title holders of certain property located in Nashville, Davidson County, Tennessee by quitclaim deed of record in Book 5494, Page 102, Register's Office for Davidson County, Tennessee (the "Property") whose ownership interests are as follows:

Evelyn S. Lunsford - fifty percent (50%) undivided interest;
James B. Weimar - twenty-five percent (25%) undivided interest; and
Thomas E. Weimar - twenty-five percent (25%) undivided interest.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, EVELYN S. LUNSFORD has bargain and sold, and by these presents does transfer and convey her fifty percent (50%) undivided right, title and interest in the Property; JAMES B. WEIMAR has bargain and sold, and by these presents does transfer and convey his twenty-five percent (25%) undivided right, title and interest in the Property and THOMAS E. WEIMAR has bargain and sold, and by these presents does transfer and convey his twenty-five percent (25%) undivided right, title and interest in the Property (the "Grantors") unto JOSEPH J. FAISON, JR. (the "Grantee"), his successors and assigns, which Property is more particularly described as follows:

Being Lot Nos. 227 and 228 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C" Pages 136 and 137, of the Chancery Court at Nashville, described according to a survey made by W.B. Southgate, Surveyor, April 1, 1936, as follows:

Beginning on the westerly margin of 12th Avenue North at a point 200 feet north of an alley, said point being the common corner of Lot Nos. 228 and 229; thence with the westerly margin of said Avenue, northwardly 110 feet to the southerly margin of Grundy Street; thence with the southerly margin of said Street, westwardly 153 feet 10 inches to the easterly margin of an alley; thence with said alley southwardly 77 feet to an iron pin at the corner of Lot Nos. 228 and 229; thence with the line between said two lots eastwardly 150 feet to the beginning.

Being the same property conveyed to Mildred S. Weimar and Evelyn S. Lunsford by Quitclaim Deed, of record in Book 5494, Page 102, Register's Office for Davidson County, Tennessee. Mildred S. Weimar having died on October 19, 2002. Pursuant to Item Three of the Last Will and Testament of Mildred S. Weimar dated September 11, 2002, Probate Case No. 03P-135, James B. Weimar and Thomas E. Weimar are the sole heirs of all real property owned by said Mildred S. Weimar.

This is property known as 123 12th Avenue, North, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 2003 property taxes and those matters of record. 2003 property taxes shall be prorated at closing and paid by Grantee. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the Grantee, his successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

Whenever 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 hands this 16th day of June, 2003.

Evelyn S. Lunsford
EVELYN S. LUNSFORD

James B. Weimar
JAMES B. WEIMAR

Thomas E. Weimar
THOMAS E. WEIMAR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Evelyn S. Lunsford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of June, 2003.

EUGENE HULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires JAN. 29, 2005

Mark Crockett
NOTARY PUBLIC

My Commission expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James B. Weimar, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 16th day of June, 2003.

MARK E. MORRISON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission expires: 9-5-2005

STATE OF TENNESSEE

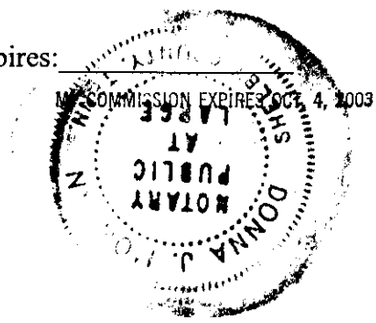
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas E. Weimar, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 11 day of June, 2003.

Donna J. Naylor
NOTARY PUBLIC

My Commission expires:



STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Shelby

The actual consideration for this transfer, or value of property (whichever is greater) is $500,000.00.

Affiant

Subscribed and sworn before me this 11th day of June, 2003.

Debbie Welch
NOTARY PUBLIC

My Commission Expires: 11-29-05

