THIS INSTRUMENT PREPARED BY:
Thomas C. Scott
TUNE, ENTREKIN & WHITE, P.C.
315 Deaderick Street, Suite 2100
Nashville, Tennessee 37238
(615) 244-2770

Davidson County DEEDWARR
Recvd: 07/29/03 16:42 3pgs
Fees:18.00 Taxes:4728.60
20030729-0106868

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,278,000.00

AFFIANT

Subscribed and sworn to before me, this 24th day of July, 2003

NOTARY PUBLIC

My Commission Expires: 4/27/2004

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
S & T Ventures 1610 Elm Hill Pike Nashville, Tennessee 37210	Same	Map 106-00-0 Parcel 162

FOR AND IN CONSIDERATION OF THE SUM OF TEN 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, **Don C. Bruce and wife Joan W. Bruce**, (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **S & T Ventures** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Baltz Brothers Packing Company re-recording of Lots 1, 2 and 5 of the Baltz Brothers Packing Company of record in Book 7900, pages 369 and 371, Register's Office for Davidson County, Tennessee, said Plat being of record in Book 7900, page 918, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Don C. Bruce and wife Joan W. Bruce by deeds from Baltz Brothers Packing Company of record in Book 9528, page 322, Register's Office for Davidson County, Tennessee and Tennessee Chapter Associated Builders & Contractor, Inc. of record in Book 9659, page 895, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, representatives and assigns forever.

And the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth on Exhibit B attached hereto.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of July 24, 2003.

Don C. Bruce

Joan W. Bruce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Don C. Bruce and wife Joan W. Bruce**, the bargainors with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of July, 2003.

Notary Public

My Commission Expires: 7/30/05.

PATTY J. WELCH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT B

1. Taxes for 2003, a lien but not yet due and payable.

2. Restrictions, easements, setback lines and other matters set forth on the Plat recorded in Book 7900, pages 369, 370 and 371 as amended by Plat of record in Book 7900, page 918, Register's Office for Davidson County, Tennessee.

3. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 9207, page 448, Register's Office for Davidson County, Tennessee and of record in Book 9207, page 454, Register's Office for Davidson County, Tennessee.

4. Easements, including those utilities and drainage facilities, together with their appurtenances, retained in Metropolitan Ordinance (Bill) No. 91-95 which closed, abandoned and vacated part of old Elm Hill Pike, and the requirements set forth therein.

5. Water lines serving adjoining lots.

6. Temporary Slope and Construction Easement of record as Instrument No. 20003290031391, Register's Office for Davidson County, Tennessee.

7. Easement rights retained by right of way abandoned by Council Bill No. 091-95.