Bk 2994

Davidson County DEEDWARR
Recvd: 08/06/03 10:41 5pgs
Fees:28.00 Taxes:2151.28
20030806-0111659

GENERAL WARRANTY DEED

FROM: Richard A. Ezell and wife, Virginia O. Ezell, collectively the Grantors

TO: T&M Briley Development, LLC, a Tennessee limited liability company, Grantee

This instrument was prepared by:
Lea W. Stouffer
6507 Brownlee Drive
Nashville, Tennessee 37205

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
12647 Olive Boulevard, Suite 580 St. Louis, Missouri 63141	same	119-15-0-123.00 119-15-0-124.00

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Eighty One Thousand Four Hundred Twenty Eight and No/100 Dollars ($581,428.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 28th day of April, 2003.

Notary Public

My Commission Expires:

9/12/03

FOR AND IN CONSIDERATION OF the sum of Five Hundred Eighty One Thousand Four Hundred Twenty Eight and No/100 Dollars ($581,428.00), the receipt and sufficiency of which are hereby acknowledged, Richard A. Ezell and wife, Virginia O. Ezell (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto T&M

Briley Development, LLC ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property consists of unimproved property on Willow Brook Drive and improved property known as 2915 Willow Brook Drive, Nashville, Davidson County, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 5 day of April May AF, 2003.

Richard A. Ezell
Richard A. Ezell

Virginia O. Ezell
Virginia O. Ezell

STATE OF Tennessee)
COUNTY OF Davidison)

Before me, Angie Freudenthal, a Notary Public of said County and State, personally appeared Richard A. Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name thereto.

Witness my hand and seal, at Office, this 5 day of April May AF, 2003.

Angie Freudenthal
Notary Public

My Commission Expires: May 29.2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF Tennessee)
COUNTY OF Davidison)

Before me, Angie Freudenthal, a Notary Public of said County and State, personally appeared Virginia O. Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name thereto.

Witness my hand and seal, at Office, this 5 day of April May AF 2003.

Angie Freudenthal
Notary Public

My Commission Expires: May 29.2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

686060

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being the northern portion of Lot No. 27 on the Plan of Thompson Heights, Section 2, as of record in Book 2331, page 49, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the westerly margin of Willow Brook Drive at the corner of Lots Nos. 27 and 28; thence with the line between said two lots westwardly 310 feet; thence south 1° 40' west 117.3 feet to a point; thence easterly 310 feet to a point in the westerly margin of said Willow Brook Drive; thence northerly along said margin 103.9 feet to the beginning, this property also being known as 2915 Willow Brook Drive, Nashville, Tennessee.

Being a part of the same property conveyed to Richard A. Ezell and wife, Virginia O. Ezell, by Quitclaim Deed of record as Instrument No. 20010301-0018945, Register's Office for Davidson County, Tennessee.

Land in DAVIDSON COUNTY, TENNESSEE, beginning at a point of intersection of the east boundary of Willow Brook Drive and the northern ROW line of Project I-24-1 (1) 2, Davidson County, said point being a ROW marker and opposite of and 100' from the centerline of said project at station 25 + 78 as shown on the ROW plans for said project. Thence N 6° 46' E 163 feet along the eastern boundary of Willow Brook Drive to a light pole, being the southwestern corner of Howard Hunt; thence S 83° 14' E 187 feet to a concrete monument; thence N 63° 46' E 74 feet to the Row of said project; thence S 34° 30' W 123 feet along said ROW to a ROW marker; thence S 69° 30' W 209 feet along said ROW to the point of beginning, and containing .47 acres, more or less. This property also know as 2916 Willow Brook Drive, Nashville, Tennessee.

Being a part of the same property conveyed to Richard A. Ezell and wife, Virginia O. Ezell, by Quitclaim Deed of record as Instrument No. 20010301-0018945, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Davidson County, Tennessee taxes for 2003, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 2331, page 49, amended in Book 4676, page 596, Register's Office for Davidson County, Tennessee.

3. Terms and conditions and rights of re-entry contained in the deed of record in Book 4208, page 746, Register's Office for Davidson County, Tennessee.