Box 14-A
16445-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

Davidson County DEEDWARR
Recvd: 08/28/03 13:35 2pgs
Fees:13.00 Taxes:1202.50
20030828-0125240

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alabama Partners	C/O Paul L. Riggin	MAP 091-11-0,
(NAME)	(NAME)	
2319 Crestmoor Road	2319 Crestmoor Road	PARCELS 314.00 &
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	311.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, S & C Properties, LLC, a limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alabama Partners, a Tennessee general partnership, composed of Paul L. Riggin, Christie L. Carter and R. Allen DeCuyper

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot Nos. 702, 704, 706, 708, 710, 712, 714, 716, 718 and 720 of Block 91, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, as more particularly described according to the survey of Dale and Associates, Job No. 96136, dated December 10, 1996, Allen R. Trumbo, Tennessee, R.L.S. No. 1127, as follows:

BEGINNING at an iron rod situated in the southerly margin of Alabama Avenue, said point being the Northeast corner of the Wayne Greer property, of record in Book 5226, Page 938, Register's Office for Davidson County, Tennessee; thence, along said road, South 72 degrees 12' 27" East, a distance of 259.58 feet to an iron rod situated in the westerly margin of Forty-Eighth Avenue North; thence, along said road, South 17 degrees 41' 49" West, a distance of 150.12 feet to an iron rod situated in the northerly margin of an Alley; thence, along said alley, North 72 degrees 12' 06" West, a distance of 260.15 feet to an iron rod; thence, leaving said alley, North 17 degrees 54' 50" East, a distance of 150.10 feet to the point of beginning and containing 39,009 square feet, or 0.896 acres of land, more or less, according to said survey.

BEING the same property conveyed to S & C Properties, LLC, a limited liability

CONTINUED

unimproved ( )
This is improved (X) property, known as 4801 - 4811 Alabama Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 26th day of August, 2003

S & C Properties, LLC

By: Christie L. Riggin
CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Curtis E. Goodwin and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the S. & C Properties, LLC the within named bargainor, a ~~corporation~~ LLC, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ LLC, by the said Curtis E. Goodwin as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of August, 2003.

My commission expires 4/10/05

_____
Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN Comm. Expires 04/10/05

LEGAL DESCRIPTION CONTINUATION

company, by Warranty Deed from Electrical Workers Local Union, of record in Book 10510, Page 420, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.