Davidson County DEEDWARR
Recvd: 08/28/03 15:24 2pgs
Fees:13.00 Taxes:120.25
20030828-0125352

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, TN 37027
(615) 371-0800

WARRANTY DEED

PICK-UP

Address New Owner:
Ransom Park Partners
1321 Murfreesboro Road
Nashville, Tennessee 37217

Send Tax Bills To:
Owner

Map-Parcel No.
p/o 13500041500

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $32,500.00.

Affiant

Subscribed and sworn to before me this 27th day of August, 2003.

Notary Public

My Commission Expires:

August 3, 2005

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RANSOM PARK PARTNERS, a Tennessee general partnership,** ("Grantor") by these presents does hereby transfer, sell and convey to **General Construction Company, Inc.,** a Tennessee corporation, ("Grantee") its successors and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 54 on the plan of Ransom Park, Section Three, as of record in Instrument No. 20030718-0101335, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Ransom Park Partners, a Tennessee general partnership by deed of record in Instrument No. 20011029-0117619, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Ransom Park Partners by deed of record in Instrument No. 20021015-0126381, said Register's Office.

This conveyance is subject to: current property taxes; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; all matters showing on the Plan of record, Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee. ("Permitted Encumbrances")

For the same consideration, Grantor further transfers to Grantee all of Grantor's rights, titles and interests (if any) appurtenant solely to the Property (including any rights of Grantor to water service, sewer service and other utility services) without warranty of any kind, either express or implied, except that Grantor has not previously transferred the same to any other party.

This Warranty and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described herein, to the extent the same are validly existing and applicable to the Property (herein referred to collectively as the "Permitted Encumbrances")

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

AND the Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said General Construction Company, Inc., and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same, or any part thereof, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 27th day of August, 2003.

GRANTOR:

Ransom Park Partners, a Tennessee general partnership

By: General Construction Company, Inc., a Partner

By Marion Thurman
Marion Thurman, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Marion Thurman**, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein, and who further acknowledged that he is President of General Construction Company, Inc., a Tennessee corporation, a Partner of Ransom Park Partners, a Tennessee general partnership, and that as such President of the partner executed the foregoing document on behalf of the said corporation, being authorized so to do, by signing his name as President.

WITNESS my hand and seal at office on this 27th day of August, 2003.

My Commission Expires:

August 3, 2005

Barbara S. Laird
Notary Public