Davidson County DEEDWARR
Recvd: 09/04/03 10:01 4pgs
Fees:23.00 Taxes:288.60

20030904-0128416

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 22 day of August, 2003 by and between TRIAD PROPERTIES, a TENNESSEE GENERAL PARTNERSHIP, hereinafter called Grantor, and NORMAN T. HYMER, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, TRIAD PROPERTIES, a TENNESSEE LIMITED GENERAL PARTNERSHIP, hereinafter referred to as Grantor, does hereby bargain, sell, transfer and convey unto NORMAN T. HYMER, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which Exhibit is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3604 GOLF STREET, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor's duly authorized official on the day and year first above written.

TRIAD PROPERTIES
a Tennessee General Partnership

by: Partner

WALTER H. CARTER, AUTHORIZED PARTNER PER SPECIAL MEETING OF THE PARTNERS BY WRITTEN CONSENT ATTACHED HERETO

Signature of Seller

PARTNERSHIP
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise C. Allis, a Notary Public of said State and County aforesaid, personally appeared WALTER H. CARTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this **22nd** day of **August, 2003.**

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

NORMAN T. HYMER
3604 GOLF STREET
NASHVILLE, TN 37216

Property Address:

3604 GOLF STREET
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-4, PARCEL 20

AFFIDAVIT OF VALUE

STATE OF Tennessee:
COUNTY OF Davidson:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **78000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **August, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Inglewood Golf Subdivision, Block A, as of record in book 843, page 65, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to TRIAD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by Warranty Deed from JERRY L. HALL, UNMARRIED, of record in Book 9878, page 920, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 72-4, PARCEL 20). 2002 real property taxes are PAID in the amount of 1557.2.

2. All matters as set forth on the Plan of record in Plat Book 843, page 65, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

TRIAD PARTNERS

SPECIAL MEETING OF THE PARTNERS
BY WRITTEN CONSENT

We, the undersigned, being the only partners of Triad Properties, a Tennessee General Partnership, pursuant to the authority provided by Tennessee laws, do hereby Consent, Declare, and Resolve that:

(1) Property currently owned by Triad Properties located at 3604 Golf Street, Nashville, Tennessee shall be sold to Norman T. Hymer.

(2 Walter H. Carter has been given full authority to negotiate and execute all documents (including signing the deed) necessary to effect this transaction. No other authorization shall be required by the partners.

IN WITNESS WHEREOF, this Special Meeting Action of the Partners by Written Consent has been signed by each member to be effective the 15th day of August, 2003.

	VOTE (Yes/No/Abstain)
Walter H. Carter, Partner	Yes
Scott N. Young, Partner	Yes

Shelby Harrill notary

MY COMMISSION EXPIRES:
January 14, 2004

NOTARY PUBLIC
DAVIDSON COUNTY, TN