*This Instrument Prepared By:*
*Title Escrow, Inc.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

PICK-UP

ADDRESS NEW OWNER:
M. Lee Barrett Jr. General Partner
M. Barrett Family Limited Partnership
976 Murfreesboro Road
Nashville TN 37217

SEND TAX BILL:
*To Owner*

Davidson County DEEDWARR
Recvd: 01/26/04 15:19 2pgs
Fees:13.00 Taxes:1702.00
20040126-0009916

MAP AND PARCEL:
MAP
PARCEL
See Below

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Alton B. Brown and wife, ~~Nancy Brown~~ hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto M. Lee Barrett Jr., General Partner of the M. Barrett Family Limited Partnership hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I: 748/750/753/754 Holder Court, Map 15-2 Par.#'s 134.00,503.00, 135.00 and 504.00

Lots 12 A&B and 13 A&B, on the Zone Lot Division of Lots 12 and 13 of Harbor Gate, Section 1, of record in Book 6900, Page 961, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Alton B. Brown, Jr. by deed from Richard A. C. Kidney, of record in Book 9289, Page 456, Register's Office for Davidson County, Tennessee.

TRACT II: 801/803/805/807 Holder Court, Nashville TN 37217, Map 15-2 Par. #'s 180.00, 507.00; 179.00; 508.00

BEING Lots Nos. 57 A&B and 58 A&B on the Plan of Harbor Gate, Section I, Zone Lot Division of Lots 57 and 58, of record in Plat Book 8250, Page 280, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Alton B. Brown, Jr. by deed from Thomas E. Roehm, Jr. and wife, Phyllis E. Roehm, of record in Book 9037, Page 978, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6221, Page 253; Book 6597, Page 157; Book 6599, Page 984; and Book 6486, Page 436, and such easements and setback lines of record in Plat Book 8250, Page 280, said Register's Office.

Taxes for 2003 have been pro-rated and paid.

This is improved property known as 748/750/752/754/801/803/805/807 Holder Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. Lee Barrett Jr., General Partner of the M. Barrett Family

Limited Partnership its successors and assigns, forever; and we, Alton B. Brown and wife, ~~Nancy Brown~~ MBB, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31ST day of December, 2003

Alton B. Brown

Nancy Brown MBB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alton B. Brown and ~~Nancy Brown~~ MBB the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31ST day of December, 2003.

NOTARY PUBLIC

My Commission Expires:
3-26-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 460,000.00.

AFFIANT

Subscribed and sworn to before me this the 31ST, December, 2003.

NOTARY PUBLIC
My Commission Expires: 3-26-05