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 15:23 2pgs
Fees:13.00 Taxes:555.00
20040126-0009921

MAP AND PARCEL:
MAP 150-9
PARCEL 229 & 228

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, I, Alton B. Brown, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto M. Lee Barrett Jr., General Partner of, 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: 3261 LuAnn Drive, ANTIOCH TN 37013 Map 150-9 Par. 229
BEING Lot No. 24-B, Zone Lot Division of Lots 21 through 30, Cherry Hills, Section 12, of record in Plat Book 6250, Page 466, 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 by deed from MERITOR SAVINGS BANK, of record in Book 8684, Page 49, Register's Office for Davidson County, Tennessee. (Lot 24-B)

TRACT II: 3265 LuAnn Drive, ANTIOCH TN 37013 Map 159-9 Par. 228
BEING Lot No. 25B, Zone Lot Division of Lots 21 through 30, of Cherry Hills, Section 12, of record in Plat Book 6250, Page 466, 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 and wife, Sue F. Brown by deed from Secretary of the Housing and Urban Development, of record in Book 8700, Page 11, Register's Office for Davidson County, Tennessee. The said Sue F. Brown having since died.

This is the same description as in previous deeds of record.
This conveyance is subject to restrictions of record in Book 6436, Page 642; Book 6250, Page 466, and such easements and setback lines of record in Plat Book 6250, Page 466, said Register's Office.
Taxes for 2003 have been pro-rated and and paid.

This is improved property known as 3261/3265 LuAnn Drive, Antioch, TN 37013.

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, M. Barrett Family Limited Partnership, its successors and assigns, forever; and I, Alton B. Brown, do covenant with the said Grantee that I are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself my 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 my hand this the 2nd day of January, 2004.

Alton B. Brown

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, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of January, 2004.

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 $ 150,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of January, 2004.

NOTARY PUBLIC
My Commission Expires: 3-26-05