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THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 22246-01-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 26th day of January, 2004. Notary Public My Commission Expires:

GERALD PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: HR Properties of Tennessee 1605 Tynewood Drive Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.117.01 Parcel No. 185.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tarpley B. Jones and wife Linda K. Jones**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HR Properties of Tennessee, a Tennessee general partnership** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 3205 Woodlawn Drive, Nashville, TN, 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto and subject to the restrictions set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of January, 2004.

Tarpley B. Jones

Linda K. Jones

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Tarpley B. Jones and Linda K. Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2004.

My Commission Expires:

GERALD PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Notary Public

Davidson County DEEDWARR
Recvd: 01/29/04 15:32 3pgs
Fees:18.00 Taxes:925.00

20040129-0011373

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of First Revision of the Final Plat of Forrest Park as of record in Plat Book 9700, page 240, corrected in Book 10212, page 431, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tarpley B. Jones and wife, Linda K. Jones by deed dated December 4, 1997 from G. Frederick Dettwiller and wife, Kathryn K. Dettwiller of record in Book 10711, page 535, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictive covenants contained in an instrument of record in Book 9928, page 968, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons);
3) All matters appearing on the Plan of of record in Plat Book 9700, page 240, corrected by instrument in Book 10212, page 431, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

The property conveyed hereby is subject to the following restrictions which shall run with the land and shall be binding upon Grantee its successors and assigns:

No vegetation shall be removed from the area designated as a 25 foot natural landscape easement on Exhibit "C" hereto without the consent of Grantor, as the owner of Lot No. 8 on the Plan of First Revision of the Final Plat of Forrest Park, or Grantor's successors, heirs and assigns.

EXHIBIT "C"

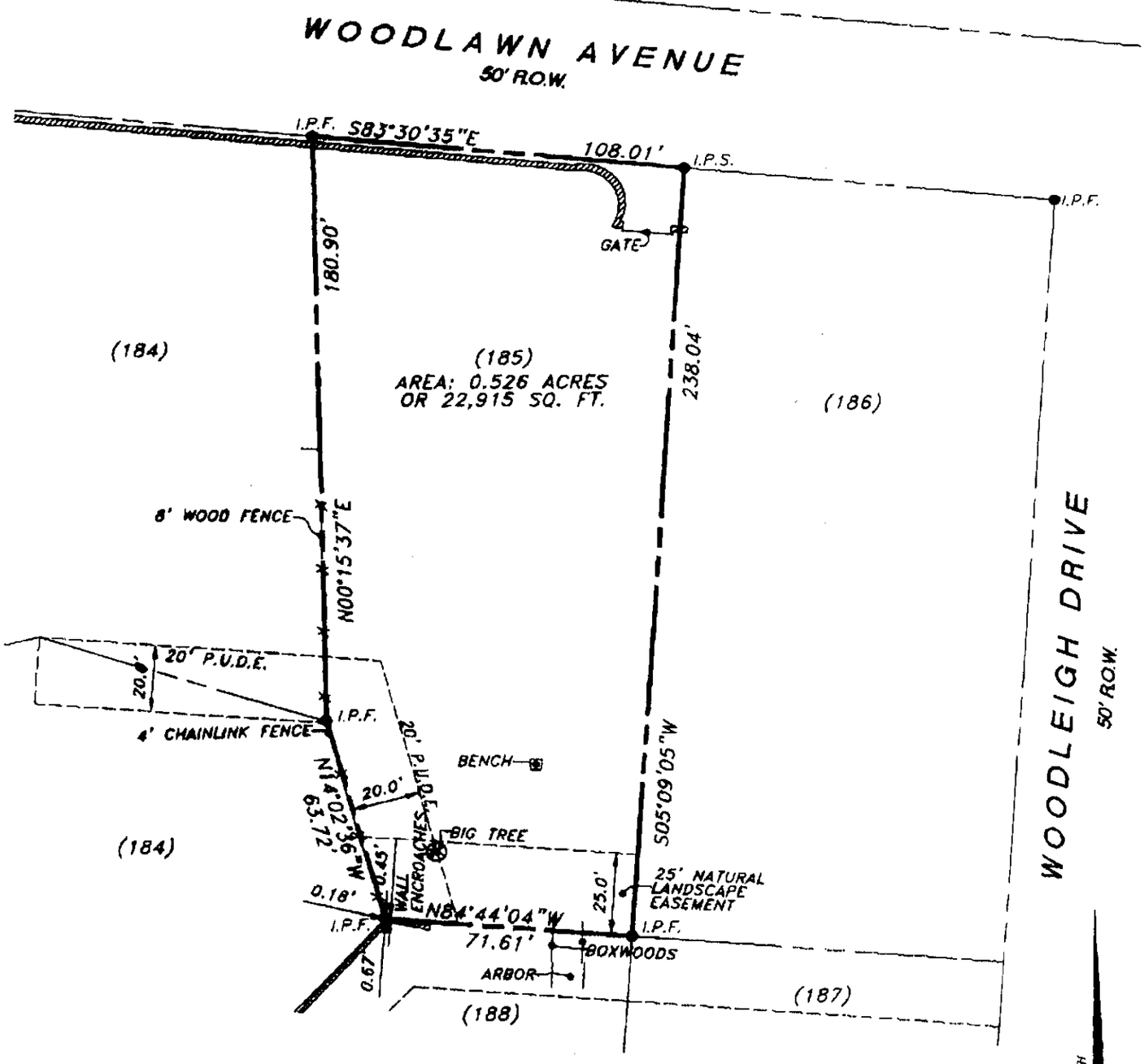


EXHIBIT "C"

BY: _____
PHILLIP E. HOLMES, JR. R.L.S.# 1728

OWNER: TARPLEY BROOKS & LINDA K. JONES

PROPERTY LOCATED: WOODLAWN AVENUE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT NO. 5 ON THE PLAN OF

FORREST PARK

RECORDED: D.B. 10711, PG. 535

SCALE: 1"=40'

DATE: DECEMBER 19, 2003

MAP 117-1, PARCEL 185

PHILLIP E. HOLMES, JR. REGISTERED LAND SURVEYOR TENNESSEE NO. 1728 12/19/03

VOLUNTEER SURVEYING
2814 FOSTER AVENUE
NASHVILLE, TENN. 37210-5.
PHONE 385-5588
FAX 385-0840

FILE NO. #03275-C