Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Steve B. Willets and Jan Renee Thrasher 2408 Cloverdale Road Nashville, TN 37214	SAME AS OWNER	Map 96-5, Parcel 193 and Map 96-5, Parcel 132

This instrument prepared by: David B. Gray Hix & Gray, PLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

Davidson County DEEDWARR
Recvd: 02/06/04 15:38 3pgs
Fees:18.00 Taxes:1665.00
20040206-0014980

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Frederick A. McIntire, Jr., Martha Nell Fitzpatrick and Homer M. McIntire** ("Grantor") have bargained and sold, and hereby transfer and convey to **Steve B. Willets and wife, Jan Renee Thrasher** (collectively "Grantee"), their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Easement for water mains of record in Book 880, Page s 218 and 219, said Register's Office.

3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5289, Page 161, said Register's Office.

4. Lease Agreement between F. A. McIntire, Sr. and The Lamar Corporation, of record in Book 7899, Page 466, said Register's Office.

5. Deed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4112, Page 928, said Register's Office.

6. Right of way of Polk Avenue, now known as Donelson Pike.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the operty in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 223 & 227 Donelson Pike, Nashville, TN 37214.

EXECUTED this **4th** day of **February, 2004.**

Frederick A. McIntire, Jr.

Martha Nell Fitzpatrick

Homer M. McIntire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Frederick A. McIntire, Jr., Martha Nell Fitzpatrick and Homer M. McIntire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this **4th** day of **February, 2004.**

Notary Public

My Commission Expires: 1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me this 4TH day of FEBRUARY, 2004.

NOTARY PUBLIC

My Commission Expires: 1-29-05

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Master:\Master\WarrantyDeed

Exhibit "A"

TRACT I - MAP 96-5 PARCEL 193

Being a small tract of land in the 3rd, formerly 2nd, Civil District of said Davidson County, as described as follows:

Beginning in the center of Polk Avenue that runs from Donelson Station to McWhirtersville, at the southwest corner of a lot conveyed to Alice Stevenson by Deed in Book 356, page 374, Register's Office for Davidson County, Tennessee, said lot now being owned by Tom Chrisman; running thence with the Southerly line of said Stevenson Lot, South 881/2 degrees East 190 feet; thence southwardly and parallel with Polk Avenue 100 feet; thence westwardly and parallel with the southerly line of the Stevenson Lot 190 feet to the center of said Avenue; thence northwardly with the center of said Avenue 100 feet to the point of beginning.

TRACT II - MAP 96-5 PARCEL 132

Being a tract of land in the 3rd, formerly 2nd, Civil District of said Davidson County, State of Tennessee, and described according to a survey made by N. G. Jenkins, October 20, 1956, as follows:

Beginning in the center of Donelson Pike, formerly Polk Avenue, at the southwest corner of the property conveyed to Frederick A. McIntire and wife, by deed from Eva Rowe Caldwell and husband, of record in Book 1279, page 298, Register's Office for said County, thence with said McIntire's southern boundary line South 88 degrees, 30 minutes, East 199.5 feet, more or less, to said McIntire's southeast corner; thence with said McIntire's Eastern boundary line, northwardly 100 feet to said McIntire's Northeast corner; thence South 88 degrees, 30 minutes East 207.60 feet, more or less, to an iron pipe in the Northwestern boundary line of the property conveyed to Inter-State Construction Co. of Nashville, by Deed from W. E. Richardson, Trustee, of record in Book 1157, page 139, said Register's Office, thence with same South 57 degrees 03 minutes West 495 feet, more or less, to the center of said Pike; thence with same Northwardly 179.30 feet, more or less, to the beginning.

INCLUDED, BUT SPECIFICALLY EXCLUDED is the following described tract of land:

A small tract or parcel of land located on the east side of Donelson Pike in the 13th Councilmanic District of The Metropolitan Government of Nashville and Davidson County, Tennessee, and described as follows:

BEGINNING at a point where the property line between the Jennings and McIntire lands intersect the present easterly margin of Donelson Pike; thence south 84 deg. 00' east 26.48 feet along said property line to a point; thence south 3 deg. 30' 30" west 262.93 feet along the new relocated easterly margin of Donelson Pike, the same being parallel to and 40 feet from the new relocated center line of Donelson Pike to a point; thence south 59 deg. 24' west 28.92 feet to a point; thence north 1 deg. 54' east 124.0 feet along the present easterly margin of Donelson Pike to a point; thence north 3 deg. 27' east 140.0 feet along the present easterly margin of Donelson Pike to a point; thence north 4 deg. 37' east 15.0 feet along the present easterly margin of Donelson Pike to the point of beginning, containing 6,240 square feet, more or less.

Being the same property conveyed to Frederick A. McIntire, Jr., Martha Nell Fitzpatrick and Homer M. McIntire by Trustee's Deed from D. W. McMackin, Substitute Trustee, of record as Instrument No. 20031219-0181141, Register's Office for Davidson County, Tennessee.