Dav. Co. File 14-A

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204
#16845-3

Davidson County DEEDWARR
Recvd: 02/09/04 14:15 4pgs
Fees:23.00 Taxes:429.20
20040209-0015481

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
B P & W Properties Post Office Box 100281 Nashville, TN 37211	New Owner	Map 147-06 Parcel 192

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, the undersigned, **Philman C. Riner and wife, Sarah H. Riner**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto B P and W Properties, composed of Robert F. Price, Jr., Richard E. Price, Patty D. Price, Delaine Watkins and Greg Baucum, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 124 on the Plan of Caldwell Country Estates, Section Six, of record in Book 3106, Page 2, Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> BEING the same property conveyed to Philman C. Riner and wife, Sarah H. Riner by Deed from Larry Lafferty and wife, Linda O. Lafferty, of record in Book 4250, page 150, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on **Exhibit "A"**; and Grantor does further covenant and bind himself, his successors and assigns, 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.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this instrument this 6th day of February, 2004.

Philman C. Riner

Sarah H. Riner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Affiant

Subscribed and sworn to before me this
6th day of February, 2004

Notary Public
My commission expires: 5/30/07

STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philman C. Riner and wife, Sarah H. Riner, the bargainor, 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 and official seal at Nashville, Tennessee, this 6th day of February, 2004.

Notary Public
My commission expires: 5/30/07

WD2.505

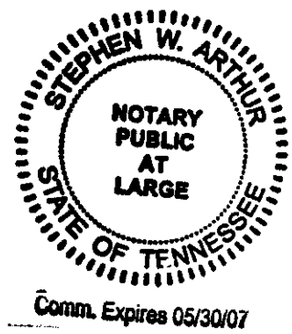


Exhibit "A"

Permitted Exceptions

1. Taxes for the year 2004 and subsequent years, a lien not yet due and payable. Said taxes are the sole responsibility of and shall be paid by the Grantee.

2. The Plan of record in Book 3106, Page 2, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.