Dav. Co. File Box 14-A
jtc file no. 16765-3

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 02/09/04 14:16 5pgs
Fees:28.00 Taxes:1171.05
20040209-0015482

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tony Pearson 1215 Fourth Avenue South Nashville, TN 37203	New Owner	Map 105-04 Parcels 281, 285, 287 and 288

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, **MAYER PROPERTIES II, LLP, an Alabama limited liability partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TONY PEARSON**, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See the attached **Exhibit "A"** which is incorporated herein by reference.

Being the same property conveyed to Mayer Properties IV, an Alabama general partnership, by Bankruptcy Trustee's Deed from T. Larry Edmondson, Trustee in Bankruptcy, of record in Book 7920, Page 918, Register's Office for Davidson County, Tennessee. The said Mayer Properties IV, merged with Mayer Properties II, LLP an Alabama limited liability partnership, with Mayer Properties II, LLP with Mayer Properties II LLP, being the surviving entity as evidenced by a Statement of Conversion or Merger, of record as Instrument No. 20040106-0002089, said Register's Office.

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, his heirs 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 the attached **Exhibit "B"**; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

MAYER PROPERTIES II, LLP
an Alabama limited liability partnership

By: James T. Summerlin
James T. Summerlin, General Partner

By: SIX-C, LLC, an Alabama LLC, as General Partner

By: Charles A. Collat Sr.
Charles A. Collat, Sr., Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James T. Summerlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of MAYER PROPERTIES II, LLP, the within named bargainor, an Alabama limited liability partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability partnership by himself as such General Partner.

WITNESS my hand and official seal, at Birmingham, Alabama, this 6th day of February, 2004.

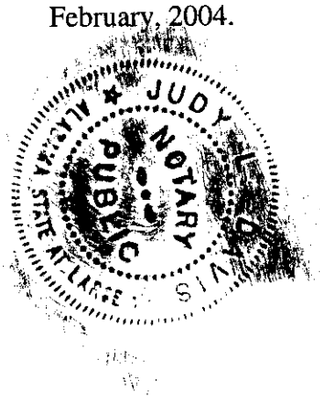
JUDY L. DAVIS NOTARY PUBLIC STATE AT LARGE

Judy L. Davis
NOTARY PUBLIC
My Commission Expires: 1/29/08

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Charles A. Collat, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of SIX-C, LLC, an Alabama limited liability company, and who further acknowledged SIX-C, LLC, to be a General Partner of MAYER PROPERTIES,II, LLP, the within named bargainor, an Alabama limited liability partnership, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of SIX-C, LLC, as General Partner of MAYER PROPERTIES,II, LLP, by himself as such Manager.

WITNESS my hand and official seal, at Birmingham, Alabama, this 6th day of February, 2004.



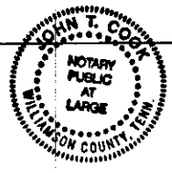
Judy L. Davis
NOTARY PUBLIC
My Commission Expires: 1/29/08

The actual consideration or value, whichever is greater, for this transfer is $316,500.00.

Tony Pearson
Affiant

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

~~Notary~~ Public



My Commision Expires: 4/10/05

EXHIBIT "A"

Legal Description

BEING a tract of land lying in Davidson County, Tennessee, and being more particularly described according to an ALTA /ACSM Land Survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee Registered Land Surveyor, No. 1512, dated December 30, 2003, revised February 5, 2004, as follows:

BEGINNING at an existing iron rod on the easterly right-of-way line of Lewis Street, 50 feet in width, at a corner common with J. W. Floyd, as of record in Deed Book 1646, Page 290, Register's Office for Davidson County, Tennessee; thence, with the easterly right-of-way line of Lewis Street, North 00 degrees 30 minutes 00 seconds West, 284.50 feet to an existing iron rod at a corner common with Albert R. Walters, as of record in Deed Book 578, Page 366, Register's Office for Davidson County, Tennessee; thence, leaving the easterly right-of-way line of Lewis Street, with the southerly property line of Albert R. Walters, South 84 degrees 44 minutes 32 seconds East, 182.00 feet to an existing iron rod on the westerly right-of-way line of an alley, 15 feet in width; thence, with the westerly right-of-way line the 15 foot alley, South 5 degrees 2 minutes 5 seconds West, 100.00 feet to an existing iron rod at the terminus of the 15 foot alley; thence with the terminus of the 15 foot alley, South 84 degrees 44 minutes 32 seconds East, 15.71 feet to an existing iron rod on the westerly property line of Dennis L. Cason, as of record in Deed Book 7654, Page 930, Register's Office for Davidson County, Tennessee; thence, leaving the terminus of the 15 foot alley with the property line of Dennis L. Cason, as of record in Deed Book 7654, Page 930, Book 7903, Page 367, Book 7745, Page 721, and Book 8100, Page 459 and Roy Thomas, as of record in Deed Book 4194, Page 767, Register's Office for Davidson County, Tennessee, South 0 degrees 10 minutes 19 seconds East, 90.04 feet to an existing iron rod; thence, North 84 degrees 44 minutes 32 seconds West, 12.50 feet to an existing iron rod; thence, South 1 degree 19 minutes 36 seconds West, 93.65 feet to an iron rod set on the northerly property line of said J. W. Floyd; thence, with the northerly property line of J. W. Floyd, North 84 degrees 44 minutes 32 seconds West, 172.00 feet to the point of BEGINNING, containing 50,755 square feet (1.165 acres more or less).

EXHIBIT "B"

Taxes for the year 2004 and subsequent years, a lien, but not yet due and payable.

1252 Lewis Street - Map 105-04, Parcel 281
1262 Lewis Street - Map 105-04, Parcel 285
1268 Lewis Street - Map 105-04, Parcel 287
1270 Lewis Street - Map 105-04, Parcel 288

Matters shown on ALTA/ACSM Land Title Survey, dated December 30, 2003, prepared by Cherry Land Surveying, Inc.