Davidson County DEEDWARR
Recvd: 02/20/04 14:17 3pgs
Fees:18.00 Taxes:1535.50
20040220-0019847

This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

File No. 16813-2
Box 14-A
Map 091-11-0
Parcels 314.00 and 311.00
respectively

ADDRESS NEW OWNER AS FOLLOWS:
Steven T. Delaney
c/o Two Men And A Truck (Nashville)
314 Polk Avenue
Nashville, TN 37210-4641

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **ALABAMA PARTNERS, a Tennessee general partnership**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Steven T. Delaney, a married man**, hereinafter called the "Grantee", his heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 702, 704, 706, 708, 710, 712, 714, 716, 718, and 720 of Block 91, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, as more particularly described according to the survey by Land Surveying Consultants, Allen R. Trumbo, Jr., Registered Land Surveyor, Tennessee No. 1127, dated January 12, 2004, as follows:

BEGINNING at an iron rod situated in the southerly margin of Alabama Avenue, said point being the Northeast corner of the Wayne Greer property, of record in Book 5226, Page 938, Register's Office for Davidson County, Tennessee, and the Northwest corner of the property herein described in the 24th Council District of Nashville and Davidson County, Tennessee; thence, with said Alabama Avenue, South 72 degrees 12' 27" East, a distance of 260.00 feet to an iron rod in the westerly margin of Forty-Eighth Avenue; thence, with said road, South 17 degrees 35' 58" West, a distance of 148.88 feet to an iron rod in the northerly margin of a Metro Alley; thence, North 72 degrees 12' 33" West, a distance of 260.00 feet to an iron rod in the easterly line of the aforementioned Greer property; thence, North 17 degrees 35' 59" East, a distance of 148.89 feet to the point of BEGINNING, and containing 38,708.99 square feet, or 0.88 acres of land, more or less.

BEING the same property conveyed to Alabama Partners, a Tennessee general partnership composed of Paul L. Riggin, Christie L. Carter, and R. Allen DeCuyper, by Warranty Deed from S & C Properties, LLC, a limited liability company, of record in Instrument No. 20030828-0125240, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS is improved property, known as: 4801 and 4811 Alabama Avenue, Nashville, Tennessee 37209-3448.

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, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 16th day of February, 2004.

Alabama Partners, a Tennessee general partnership

By: Paul L. Riggan Partner
Paul L. Riggan, Partner

By: Christie L Carter Partner
Christie L. Carter, Partner

By: R Allen DeCuyper Partner
R. Allen DeCuyper, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Paul L. Riggan, Christie L. Carter and R. Allen DeCuyper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged themselves to be Partners of ALABAMA PARTNERS, the within named bargainor, a Tennessee general partnership, and that they, as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by themselves as such Partners.

Witness my hand and official seal on this the 11e th day of February, 2004.

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 415,000.00 .

Affiant

Subscribed and sworn to before me this the 16TH day of February, 2004.

My Commission Expires: 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

AlabamaAvenueWarrantyDeed.doc