RETURN TO:
FIRST TITLE AND ESCROW COMPANY, INC.
2000 RICHARD JONES ROAD SUITE 110
NASHVILLE, TENNESSEE 37215
BOX 9B FILE NUMBER 22330

Davidson County DEEDWARR
Recvd: 03/02/04 10:48 3pgs
Fees:18.00 Taxes:647.50
20040302-0023403

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Christina M. Read
Affiant

Subscribed and sworn to before me, this 20th day of February, 2004.

Ember S. Ferrell
Notary Public
My commission expires: 12/7/05

EMBER S. FERRELL NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Larry Woods	NEW OWNER	104-02 002.00
1234 17TH AVENUE SOURTH	[illegible]	
Nashville TN 37205	37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brooks White, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry Woods, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Attached Exhibit "A"

Being the same property conveyed to Brooks White by deed from James P. Clarke, III (erroneously referred to as James P. Clark,) and Carl A. Grote, III of record in Book 10933, Page 310, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that portion of Lots Nos. 113 and 114 which was conveyed to George Lieberman by deed from James P. Clarke, III and Carl A. Grote, III, of record in Book 10700, Page 20, Register's Office for Davidson County, Tennessee.

The legal description in the previous deed of record failed to exclude that portion of Lots Nos. 115, 116, 117, 118 and 119 taken by eminent domain pursuant to final agreed judgment entered in the Second Circuit Court for Davidson County, Tennessee, Docket Nos. B-7259 and B-7273 and recorded in Book 5423, Page 1, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 735 Park Circle, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 20th day of February, 2004.

Brooks White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brooks White, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 20th day of February, 2004.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

My Commission expires 03/14/05

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being portions of Lots No. 113 through 119, inclusive, on the Plan of West End Park Terrace, as of record in Book 547, page 36, Register's Office for said County, described according to survey by Kevin Tucker and Associates dated _____, 1985, as follows:

Beginning at an iron pin (set), said pin being the northeast corner of the herein described tract, also being in the west right-of-way of the proposed I-440 and the south right-of-way of Seaboard Systems Railroad which is 50 feet south of and radial to the southernmost tract; thence along the west right-of-way of the proposed I-440, South 14 deg. 09' 58" East, 116.19 feet to an existing concrete monument, said monument being in the west right-of-way of the proposed I-440 and the north right-of-way of Park Circle; also being the beginning of a curve to the left, said curve having a central angle of 06 deg. 41' 13", a radius of 943.66 feet, an arc length of 110.13 feet and a chord of 110.07 feet; thence along the chord of the above mentioned curve, South 09 deg. 24' 11" West, 110.07 feet to an iron pin (set), said pin being in a chain link fence, and agreed to by Carl A. Grote, III, and James P. Clarke, III and Oman Construction Company, Inc., owners of the land on either side of said fence pursuant to boundary line agreement of record in Book 6661, page 474, Register's Office for Davidson County, Tennessee; thence along the chain link fence as agreed to by said parties pursuant to said boundary line agreement, North 60 deg. 56' 03" West, 128.64 feet to an iron pin (set), said pin being agreed to by said parties, and also being in the south right-of-way of Seaboard Systems Railroad which is 50 feet south of and radial to the southernmost tract; also being the beginning of a curve to the right, said curve having a central angle of 02 deg. 34' 44", a radius of 4,192.47 feet, an arc length of 188.70 feet and a chord of 188.69 feet; thence along the chord of the above mentioned curve, North 32 deg. 43' 00" East, 188.69 feet to the point of beginning, containing 14,684.8 square feet, or 0.33 acres, according to said survey.