Davidson County DEEDWARR
Recvd: 03/23/04 10:17 2pgs
Fees:13.00 Taxes:196.37
20040323-0032490

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

PICK-UP

ADDRESS NEW OWNER:
THE M.L.BARRETT FAMILY LIMITED PARTNERSHIP
976 Murfreesboro Road
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 091-07-0
PARCEL 113.00

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, I, William A. Duncan Jr., unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto BARRETT L. CORP., General Partner for the THE M.L.BARRETT FAMILY LIMITED PARTNERSHIP, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lots Nos. 1222 and 1224, Block 187, No. 1 Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to William A. Duncan, Jr. , by deed from Lawrence L. Loring and wife, Carol Loring of record in Book 7185, Page 849, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

This is improved property known as 5313 Tennessee Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BARRETT L. CORP., General Partner for the THE M.L.BARRETT FAMILY LIMITED PARTNERSHIP, its successors and assigns, forever; and I, William A. Duncan Jr., unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 1ST day of ~~February~~ March, 2004.

William G Duncan Jr
William A. Duncan Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William A. Duncan Jr., unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of ~~February~~ March, 2004.

NOTARY PUBLIC

My Commission Expires:
3-26-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 53,073.70.

AFFIANT

Subscribed and sworn to before me this 1ST day of ~~February~~ March, 2004.

NOTARY PUBLIC
My Commission Expires: 3-26-05