THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 04/07/04 09:00 2pgs
Fees:13.00 Taxes:1110.00
20040407-0039300

STATE OF Tennessee)
COUNTY OF Davidson)

Tax Map: 96-13-205

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me this the 1st day of April, 2004.

My Commission Expires: 3-26-05

Notary Public

LINDA F. BURNSED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:

IMS Properties, a Tennessee general partnership
(Name)
2727 Old Elm Hill Pike
(Street Address)
Nashville, TN 37210

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

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, **JOSEPH G. MCKINLEY and SARAH A. MCKINLEY, husband and wife,** hereinafter collectively called the "Grantor," have bargained and sold, and by these presents do transfer and convey unto **IMS PROPERTIES, a Tennessee general partnership,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows

Being Lot No. 1 on the Plan of Parrish Commercial Park, Section 15, as of record in Plat Book 6050, page 90, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 1 fronts 100.00 feet on the southerly margin of Old Elm Hill Pike and runs back 157.8 feet on the westerly side and 161.70 feet on the easterly side to a dead line in the rear measuring 100.00 feet thereon.

Being the same property conveyed to Joseph G. McKinley and wife, Sarah A. McKinley by Warranty Deed from James T. McKinley and wife, Judy C. McKinley dated February 14, 2003 and recorded in Instrument Number 20030219-0021465, said Register's Office.

NOTE: Metes and Bounds description of above-described Lot taken from Plat and not from last deed of record.

BEING improved property known as: 2727 Old Elm Pike, Nashville, TN 37214.

THIS conveyance is subject to the aforementioned plat; any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" do covenant with the said "Grantee" that they are lawfully seized 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; and "Grantor" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 31st day of March, 2004.

Joseph G. McKinley

Sarah A. McKinley

STATE OF MONTANA)
COUNTY OF Richland)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Joseph G. McKinley and wife, Sarah A. McKinley**, 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 in Sidney, Montana, this 31st day of March, 2004.

Notary Public for Montana
Paul H Cresap

My Commission Expires: 2-17-08

Z:\jking\Real Estate\3490-IMS Deed.doc