PIC

This instrument prepared by:
Dodson, Parker & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

Davidson County DEEDWARR
Recvd: 04/15/04 13:16 3pgs
Fees:18.00 Taxes:1657.60
20040415-0042574

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILL TO:	MAP PARCEL NO.:
JAMES ANTHONY NEWELL 101 Windmill Pointe Circle Hendersonville, TN 37075	SAME	51-11-0 069.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Forty Eight Thousand and NO/100 ($448,000.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, PATELI, INC. has this day bargained and sold and does hereby transfer and convey unto JAMES ANTHONY NEWELL, and wife, DEBORAH JOY NEWELL, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

SEE **EXHIBIT A** FOR TITLE DESCRIPTION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $448,000.00

Subscribed and sworn to before me this the 5 day of April, 2004.

Affiant

Notary Public

My Commission Expires:

LISA C. WOODRUFF NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.
My Commission Expires SEPT. 16, 2006

This is improved property, known as 1300 Gallatin Road, Madison, TN.

The real property and all improvements thereon are sold "AS IS" without any warranty or representation, except the warranty of title as contained in this warranty deed.

This conveyance is subject to to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES ANTHONY NEWELL, and wife, DEBORAH JOY NEWELL, their successors, heirs and assigns, forever, Pateli, Inc. covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Pateli, Inc. further covenants and binds Pateli, Inc., and Pateli, Inc.'s heirs and representatives to warrant and forever defend the title to said real estate to the said JAMES ANTHONY NEWELL, and wife, DEBORAH JOY NEWELL their successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 15th day of April, 2004.

PATELI, INC.

BY: _____

TITLE: Asst Secretary as Power of Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, Harlan Dodson, III, as assistant secretary and under a Limited Power of Attorney, recorded herewith, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he was Harlan Dodson III, and that in his capacity as assistant secretary and under a Limited Power of Attorney, he, being authorized to do so, executed the foregoing Warranty Deed for the purposes therein contained, on behalf of the said Pateli, Inc.

Witness my hand and seal, at office, this the 15th day of April, 2004.

Lisa C Woodruff
NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

My Commission Expires SEPT. 16, 2006

Exhibit A

Property Description

Property located in the City of Madison, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as Parcel 69.00 on Davidson County Property Map 51-11, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 17, 2004 as follows:

Beginning at an iron pin set in the westerly right-of-way of South Gallatin Pike at the Southeast corner of the herein-described tract. Said point being the Northeast corner of the Mattie Ora Dunn, Trustee, property of record in Book 9569, Page 675, R.O.D.C., TN. Thence leaving the right-of-way of South Gallatin Pike with the line of Dunn, N 71°39' 10" W-585.42' to an iron pin set by an existing angle iron in the easterly right-of-way of the C.S.X. Railroad; Thence with said right-of-way, N 21°12' 45" E-100.03' to an iron pin set, said point being the Southwest corner of the Pateli, Inc. property of record in Book 8015, Page 302, R.O.D.C., TN. Thence with the line of Pateli, Inc., S 71° 39' 10" E - 576.15' to an iron pin set in the westerly right-of-way of South Gallatin Pike; Thence with said right-of-way and a curve left having a radius of 1929.90', a chord length of 99.99', said chord having a bearing of S 15° 53' 53" W and an arc length along said curve of 100.01' to the point of beginning, containing 1.33 acres, more or less.

Being a portion of the same property conveyed to Pateli, Inc. by deed of record in Book 8015, Page 302, R.O.D.C., TN.