THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 Nashville, Tennessee 37238 (615) 244-4994 Davidson County DEEDWARR Recvd: 04/19/04 11:44 3pgs Fees:18.00 Taxes:222.00 20040419-0043930	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $60,000.00. **AFFIANT** Subscribed and sworn to before me, this 8th day of April, 2004. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address new owner as follows: B.W. Leasing, LLC 659 Thompson Lane Nashville, TN 37203	Send Tax Bills to: Same as New Owner	Map-Parcel Number 119-9-179 119-9-180 119-9-181 119-9-182 & 183

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIRST NATIONAL BANK OF PULASKI, TENNESSEE,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **B.W. LEASING, LLC, a Alabama limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

PARCEL I:
Being in the 6th (formerly 9th) Civil District of Davidson County, Tennessee, on the Map of N. D. Overall's Subdivision, of part of Lot No. 1 of the Patterson Land, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee, being the westerly 40 foot frontage of Lot No. 15 on the south side of Whitsett Road running back 140 feet to an alley and showing 35 feet on alley.

PARCEL II:
Tract I: Being the easterly part of Lot 16 on the Map of N. D. Overall's Subdivision of the northeast part of Lot No. 1 of the Patterson Lane, as of record in Book 421, page 57, Register's Office for said County.

Said part of Lot No. 16 fronts 25 feet on the southerly side of Whitsett Road and extends back 140 feet on the easterly line and 140 feet, more or less, on the westerly line, with the easterly a margin of Foster Street, extended, to an alley in the rear on which it measures 16 feet.

Tract II:
Being the east 10 feet front and 15 feet rear of Lot No. 15, and the west 32 feet front and 13.5 feet rear of Lot No. 14 on the Map of N. D. Overall's Subdivision, of a part of Lot No. 1 of the Patterson Land, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 42 feet on the southerly side of Whitsett Road, and runs back between lines, 140 feet, more or less, to an alley on which they measure 28.5 feet.

INCLUDED but EXCLUDED is that strip being 8 feet wide and 80 feet long, conveyed to Davidson County, by Charles Couch, as of record in Book 2241, page 146, Register's Office for Davidson County, Tennessee.

Tract III:
Being the easterly 40 feet front of Lot No. 14 on the Map of N. D. Overall's Subdivision of the northeast part of Lot No. 1, in the Division of the Patterson Land, as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 40 feet on the south side of Whitsett Road and extends back 142 feet on the easterly line and 140 feet on the westerly line, to an alley in the rear on which it measures 29 feet, more or less, thereon.

PARCEL III:
Land in Davidson County, Tennessee, being Lot Nos. 11 and 12, on the Map of W. D. Overall's Subdivision of the Northwest Part of Lot No. 1 of the Patterson Land, of record in Book 421, page 57, Register's Office for said County, and being more particularly described according to a survey of Hal T. Swann, Jr., Surveyor, dated December 12, 1953, as follows:

Beginning at an iron pin on the westerly margin of Bubis Street and the southerly margin of an alley, being the northeast corner of Lot No. 12; thence in a westerly direction along the southerly margin of said alley, 98.9 feet to a point on the easterly margin of Foster Avenue; thence in a southeasterly direction along the margin of Foster Avenue, 177.4 feet to a point on the westerly margin of Bubis Street 163 feet to the point of beginning.

Being the same property conveyed to First National Bank of Pulaski, Tennessee, by deed from Edwin D. Moore, Trustee, of record as Instrument No. 20030610-0080197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2004 taxes, a lien but not yet due and payable, which have been and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 323, page 535; Book 4383, page 928 and Book 4384, page 724, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers and/or storm drainage and incidental purposes, a set forth in the instrument recorded at Book 3701, page 12, Register's Office for Davidson County, Tennessee.

4. Easement for water main and incidental purposes as set forth in instrument recorded in Book 1466, page 365, Register's Office for Davidson County, Tennessee.

5. Easement for right-of-way of Whitsett Road and out-slope and incidental pruposes, as set forth in instrument of record in Book 2276, page 360, Register's Office for Davidson County, Tennessee.

6. Easements for right-of-way as set forth in instruments of record in Book 2241, pages 143 and 146, Register's Office for Davidson County, Tennessee.

7. Title to that portion of said land embraced within the bounds of any streets, roads or highways.

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, its successors and assigns, forever; and it does further covenant and bind itself, its successors and assigns, to specially 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 claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 8th day of April, 2004.

FIRST NATIONAL BANK OF PULASKI, TENNESSEE

By: James T. Cox
Name: James T. Cox
Title: Chairman of the Board

STATE OF TENNESSEE)
COUNTY OF GILES)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Cox, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman of the Board, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of April, 2004.

Patricia A. Lard
Notary Public

PATRICIA A. LARD NOTARY PUBLIC LOCKRIDGE TENN. GILES COUNTY

My Commission Expires: 1-25-06