PICK-UP

Davidson County DEEDWARR
Recvd: 04/27/04 15:06 8pgs
Fees:43.00 Taxes:4995.00
20040427-0047731

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Abbott Martin Real Estate Partners I 2002 Richard Jones Road Suite 200A Nashville, TN 37215	Map-Parcel 117-14-0-102	Same as New Owner

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (apc)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JERRY C. HARLAN and wife, WANDA HARLAN, as to an undivided sixty percent (60%) interest; SCOTT E. RUDOLPH and wife, CHERIE H. RUDOLPH, as to an undivided twenty percent (20%) interest; and DAVID R. POUNDERS and wife, CHANDRA H. POUNDERS, as to an undivided twenty percent (20%) interest** (collectively the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **ABBOTT MARTIN REAL ESTATE PARTNERS I**, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me this 27th day of April, 2004.

Notary Public
My Commission Expires: 9/30/07

SHARON L. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

944303 v1
010098-161 04/26/04

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of record in Book 1130, page 32, Register's Office for Davidson County Tennessee.

This is improved property located at 2117 Abbott Martin Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, claiming by, and through or under Grantor, but not further or otherwise.

Grantor does not warrant the acreage of the Property.

[Signatures on the Following Page]

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27th day of April, 2004.

Jerry C. Harlan
JERRY C. HARLAN

Wanda Harlan
WANDA HARLAN

Scott E. Rudolph
SCOTT E. RUDOLPH

Cherie H Rudolph
CHERIE H. RUDOLPH

DAVID P. POUNDERS

CHANDRA H. POUNDERS

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27th day of April, 2004.

JERRY C. HARLAN

WANDA HARLAN

SCOTT E. RUDOLPH

CHERIE H. RUDOLPH

DAVID R. POUNDERS

CHANDRA H. POUNDERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon L. Davis, the undersigned, a Notary Public in and for said County and State, the within named Jerry C. Harlan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 27th day of April 27, 2004.

Sharon L Davis
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon L. Davis, the undersigned, a Notary Public in and for said County and State, the within named Wanda Harlan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 27th day of April 27, 2004.

Sharon L Davis
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon L Davis, the undersigned, a Notary Public in and for said County and State, the within named Scott E. Rudolph, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 27th day of April 27, 2004.

Sharon L Davis
Notary Public

My Commission Expires: 9/10/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon L Davis, the undersigned, a Notary Public in and for said County and State, the within named Cherie H. Rudolph, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 27 th day of April 27, 2004.

Sharon L Davis
Notary Public

My Commission Expires: 9/10/07

STATE OF ~~TENNESSEE~~ VIRGINIA)
~~COUNTY OF DAVIDSON~~)
CITY OF RICHMOND

Personally appeared before me, R. MARK POUNDERS, the undersigned, a Notary Public in and for said County and State, the within named David R. Pounders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 26th day of April, 2004.

Notary Public

My Commission Expires:

8.31.2007

STATE OF ~~TENNESSEE~~ VIRGINIA)
~~COUNTY OF DAVIDSON~~)
CITY OF RICHMOND

Personally appeared before me, R. MARK POUNDERS, the undersigned, a Notary Public in and for said County and State, the within named Chandra H. Pounders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 26th day of April, 2004.

Notary Public

My Commission Expires:

8.31.2007

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 4 and 5 of Block "A" on the Map of Waters Subdivision on Abbott-Martin Road, as of record in Plat Book 1130, page 32, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry C. Harlan and wife, Wanda Harlan, as to an undivided 60% interest, Scott E. Rudolph and wife, Cherie H. Rudolph, as to an undivided 20% interest, and David R. Pounders and wife, Chandra H. Pounders, as to an undivided 20% interest, by deed of record in Book 10752, page 321, said Register's Office.