BOX 10-B

Davidson County DEEDWARR
Recvd: 05/11/04 09:46 2pgs
Fees:13.00 Taxes:1831.50
20040511-0053581

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$495,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF **MAY, 2004.**

Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OPTION RENTALS, INC.	**SAME**	**43-13-41**
(NAME) **4307 ALABAMA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ANN W. MCDONALD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OPTION RENTALS, INC.,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Map of Madison Commerce Center Subdivision, as of record in Book 547, page 130, and that part of a 10 foot strip reserved for sidewalk purposes and part of Old Hickory Boulevard, formerly Sweetbrier Avenue, as shown on the survey of C.E. Greek, Surveyor, revised June 1969, as follows:

Beginning at a concrete monument opposite the northwest corner of Lot no. 2 on said subdivision; thence North 84 deg. East 10.72 feet to the northwest corner of Lot No. 2; thence with the northerly line of said lot and along the southerly margin of an alley, North 84 deg. 0' East 100.2 feet to a concrete monument; thence South 6 deg. 05' East with the westerly boundary of the E. R. Corley property 128.6 feet to a concrete monument in the northerly right of way of Old Hickory Boulevard; thence with the same, South 84 deg. 14' West, passing a monument, being the southwest corner of Lot 1 of said Subdivision at 149.7 feet in all 160.41 feet to a concrete monument; thence North 15 deg.14' East 135.7 feet to the point of beginning.

Being the same property conveyed to Howard L. McDonald and wife, Ann W. McDonald by deed of record in Book 9753, page 279, said Register's Office, the said Howard L. McDonald having since died.

This conveyance is subject to all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **101 OLD HICKORY BLVD., MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th DAY OF **MAY, 2004**.

Ann W. McDonald

ANN W. MCDONALD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann W. McDonald**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of **May, 2004.**

Commission expires: 9-22-2007

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah J. Cohen

Notary Public