Davidson County DEEDWARR
Recvd: 05/24/04 14:28 5pgs
Fees:28.00 Taxes:4933.33

20040524-0060701

THIS INSTRUMENT PREPARED BY: Allen D. Lentz GULLETT, SANFORD, ROBINSON & MARTIN, PLLC 315 deaderick street, suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,333,333.00. __ Affiant Subscribed and sworn to before me, this 19th day of May, 2004. __ Notary Public My Commission Expires: 5/30/2004

DENISE JOSCELYN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: G. Stroud Merritt, III 9 Music Square, Ste 359 Nashville, TN 37203	Send Tax Bills To: Same	Map-Parcel Number: 085-00-0 018.00 085-00-0 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELI MERRITT, TRUSTEE OF THE ELI MERRITT AND**

ROSANA CASTRILLO REVOCABLE TRUST, HAVING FULL AUTHORITY TO SELL AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, AND LOUISE CLARK MERRITT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **G. STROUD MERRITT, III**, hereinafter called the Grantee, his heirs and assigns, all of their right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated 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 Grantors from liability and loss therefrom.

This is improved property known as 1014 & 1015 Stones River Road, Hermitage, TN 37076.

Subject property is not the usual place of residence of the Grantors or their spouses, if any.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 11th day of May, 2004.

Eli Merritt aka GM

Eli Merritt, Trustee

Louise C Merritt

Louise Clark Merritt

230267.1/2004171

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELI MERRITT, TRUSTEE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of May, 2004.

Notary Public

My Commission Expires: _____

KENNETH P. TOM
COMM. #1417896
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires June 11, 2007

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOUISE CLARK MERRITT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 2004.

Denise Joscelyn
Notary Public

My Commission Expires: 5/30/2064

DENISE JOSCELYN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

230267.1/2004171

EXHIBIT A

Description

Being two parcels of land in the Second Civil District of Hermitage, Davidson County, Tennessee, located at the Intersection of Lebanon Road and Stones River Road being more particularly described as follows:

PARCEL 18

BEGINNING at an iron pin at the Intersection of the northerly margin of Lebanon Road and the easterly margin of Stones River Road;

THENCE, with the margin of Stones River Road the following calls:

N 31° 16' 11" W, 56.44 feet to an iron pin, with a curve concave to the west having a central angle of 39° 54' 31", a radius of 166.50 feet and a chord of N 51° 13' 27" W, 113.64 feet for an arc length of 115.97 feet to an iron pin,

N 71° 10' 42" W, 343.12 feet to an iron pin in the east line of Ravenwood Club of record in Book 3374, page 566, R.O.D.C.;

THENCE, with said Ravenwood Club, N 08° 25' 55" E, 494.69 feet to an iron pin;

THENCE, with Pine Brook Associates of record in Book 11334, Page 571, R.O.D.C., S 78° 52' 18" E, 224.69 feet to an iron pin;

THENCE, S 85° 54' 09" E, 185.25 feet to an iron pin;

THENCE, with Emmanuel Evangelical Lutheran Church of record in Book 7332, Page 812, R.O.D.C., S 85° 57' 04" E, 133.01 feet to an iron pin;

THENCE, S 36° 40' 06" E, 97.30 feet to an iron pin;

THENCE, S 32° 33' 44" E, 191.20 feet to an iron pin;

THENCE, with John Downer, Sr., of record in Book 4454, Page 276, R.O.D.C., S 32° 13' 22" E, 222.01 feet to an iron pin in the northerly margin of Lebanon Road;

THENCE, with said Lebanon Road and a curve concave to the north having a central angle of 15° 12' 27", a radius of 1,874.86 feet and a chord of S 63° 03' 11" W, 496.17 feet for an arc length of 497.63 feet to an iron pin;

THENCE, S 71° 46' 42" W, 5.13 feet to the Point of Beginning.

Containing 413,204 square feet or 9.49 acres, more or less.

PARCEL 17

BEGINNING at an iron pin at the Intersection of the northerly margin of Lebanon Road and the westerly margin of Stones River Road;

THENCE, with the margin of Lebanon Road, S 71° 46' 42" W, 246.50 feet to a point at the approximate low water line of Stones River;

THENCE, with said low water line, N 36° 22' 18" W, 90.00 feet to a point;

THENCE, N 57° 26' 46" W, 172.70 feet to a point;

THENCE, leaving said low water with the east line of Ravenwood Club of record in Book 3374, page 566, R.O.D.C., N. 08° 25' 55" E, 120.50 feet to an iron pin in the southerly margin of Stones River Road;

THENCE, with said margin, S 71° 10' 42" E, 337.07 feet to an iron pin;

THENCE, with a curve concave to the south having a central angle of 39° 54' 31", a radius of 133.50 feet and a chord of S 51° 13' 27" E, 91.12 feet for an arc length of 92.99 feet to an iron pin;

THENCE, S 31° 156' 11" E, 48.79 feet to the Point of Beginning, Containing 62,591 square feet or 1.43 acres, more or less,

Parcels 17 and 18 combined total 475,795 square feet or 10.92 acres, more or less.

Being the same property conveyed to G. Stroud Merritt, III, Louise Clark Merritt, and Eli Merritt and Rosana Castrillo, Trustees of the Eli Merritt and Rosana Castrillo Revocable Trust, by deed from Gilbert S. Merritt, Executor of the Estate of Angie Merritt Donelson Ezell, of record as Instrument No. 20031105-0162340, Register's Office for Davidson County, TN.