Box 38A

03120472

This instrument prepared by
Devereaux D. Cannon, Jr., Attorney
201 Fourth Avenue, North, Suite 150
Nashville, TN 37219

Address New Owner:	Send Tax Bills to:	Map - Parcel
Eckhardt Exchange Corporation Trustee of J. D. Rivergate Land Trust	SAME	91-15-28
c/o P & E Distributors, Inc.		
709 Rivergate Parkway Goodlettsville, TN 37072		

Davidson County DEEDWARR
Recvd: 06/17/04 14:53 3pgs
Fees:18.00 Taxes:610.50

20040617-0072011

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Five Thousand and No/100 ($165,000.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES I. VANCE BERRY AND SUNTRUST BANK NASHVILLE, N. A., TRUSTEES UNDER THE LAST WILL AND TESTAMENT OF PAULINE S. PARMAN**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **ECKHARDT EXCHANGE CORPORATION, TRUSTEE OF THE J. D. RIVERGATE LAND TRUST**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

This is improved property located at 5345 Charlotte Avenue, Nashville, tn 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

WITNESS our hands this 15 day of June, 2004

JAMES I. VANCE BERRY, TRUSTEE

SUNTRUST BANK NASHVILLE, N. A., TRUSTEE

By _____
David P Rogers, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES I. VANCE BERRY, TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of June 2004.

Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 7-29-06

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared DAVID P. ROGERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of SunTrust Bank Nashville N. A., Trustee, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office this 15th day of June 2004.

Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 7-29-06

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of June 2004.

Notary Public

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 7/29/06

My Commission Expires JULY 29, 2006

EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing railroad spike, at the intersection of the southerly right-of-way line of Charlotte Avenue, 60 feet in width, and the easterly right-of-way line of Fifty-Fourth Avenue North, 50 feet in width, said existing railroad spike being located at Northing: 662,797.ll; Easting: 1,716,518.38; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the easterly right-of-way line of Fifty-Fourth Avenue North with the southerly right-of-way line of Charlotte Avenue, North 73 deg 50 min 50 sec East, 118.96 feet to a PK nail set at a corner common with the property of Gary Dale Adams, as of record in Deed Book 10912, page 249, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Charlotte Avenue with the westerly property line of Gary Dale Adams, South l5 deg 46 min 09 sec East, 119.70 feet to an "X" in concrete;

Thence with the northerly property line of Gary Dale Adams, South 74 deg 05 min 01 sec West, 129.20 feet to a PK nail set in the easterly right-of-way line of said Fifty-Fourth Avenue North;

Thence with the easterly right-of-way line of Fifty-Fourth Avenue North, North 10 deg 51 min 42 sec West, 119.67 feet to the point of beginning, containing 14,821 square feet or 0.340 acres, more or less.

Being part of the same property conveyed to Third National Bank in Nashville, Executor and Trustee of the Estate of Bates R.Parman, by deed of record in Book 5347, page 317, Register's Office for said County. The Will of Bates R. Parman of record in Will Book 16, page 223, Davidson County Probate Court Clerk's Office states, in pertinent part, that the assets allocated to the Marital Trust established therein of which the herein described premises is a part, shall upon the death of Pauline S. Parman by disposed of according to her Will. The Will of Pauline S. Parman of record in Will Book 232, page 471, Davidson County Probate Court Clerk's Office devised the subject property to James I Vance Berry and SunTrust Bank, Nashville, N. A. Trustees of the testamentary trust set forth therein.