PICK-UP

THIS INSTRUMENT PREPARED BY:

Watkins, McGugin, McNeilly
& Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

Davidson County DEEDWARR
Recvd: 07/30/04 11:13 3pgs
Fees:18.00 Taxes:888.00
20040730-0091396

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS B. CALDWELL, IV, et al 213 Robin Hill Road Nashville, Tennessee 37205	Same	Map: 142-2, Par: 180, 211

LEATHA J. STEWART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 26, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 240,000.00

Adelia D. Caldwell
Affiant

SUBSCRIBED AND SWORN to before me this 29th day of July, 2004.

Leatha J. Stewart
Notary Public

My Commission Expires: Mar. 26, 2005

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOSEL INVESTORS ENTERPRISE, INC., a Tennessee corporation, hereinafter "Grantor", has this day bargained and sold and does hereby transfer and convey in equal shares unto THOMAS B. CALDWELL, IV, ROBERT F. CALDWELL and MELANIE CALDWELL, as tenants in common, hereinafter "Grantees", their heirs, successors and assigns, those certain tracts or parcels of real property located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their heirs, successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) the lien for real property taxes for the current year, which taxes have been prorated and assumed by Grantees, and (ii) those matters set forth on Exhibit "A" hereto.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 29 day of July, 2004, the corporate party having executed this instrument by its duly authorized representative.

JOSEL INVESTORS ENTERPRISE, INC.

By: Adeliza D. Caldwell
Adeliza D. Caldwell, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named ADELIZA D. CALDWELL with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Vice President of JOSEL INVESTORS ENTERPRISE, INC., the within named bargainor, a corporation, and that she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as such Vice President.

WITNESS my hand and official seal at Nashville, Tennessee this 29th day of July, 2004.

Leatha J. Stewart
NOTARY PUBLIC

My Commission Expires:

March 26, 2005

LEATHA J. STEWART
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 26, 2005

EXHIBIT "A"

Legal Description

TRACT I

Land in Davidson County, Tennessee, being Lot No. 233 and on the Plan of Cross Timbers, Section IV, as of record in Book 4175, Page 54, Register's Office for said County.

Said Lot No. 233 fronts 100 feet along the easterly margin of Cross Timbers Drive and runs back 200 feet on the northerly line and 230.3 feet on the southerly line to a line in the rear measuring 75 feet thereon.

Being the same property conveyed to Josel Investors Enterprise, Inc. by Warranty Deed from Adeliza D. Caldwell and husband, Thomas B. Caldwell, III, of record in Book 7015, page 511 Register's Office for Davidson County, Tennessee.

The foregoing Tract I is conveyed subject to the following:

1. All matters shown on the Plan of record in Book 4175, page 54, said Register's Office, including an owner's certificate and certain setback lines and easements.

2. Restrictive covenants of record in Book 4317, page 284, said Register's Office.

Said property is known as 216-218 Cross Timbers Drive, Nashville, Tennessee 37221.

TRACT II

Land in Davidson County, Tennessee, being Lot No. 234 and on the Plan of Cross Timbers, Section V, as of record in Plat Book 4175, page 115, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 234 fronts 94.26 feet on the easterly side of Cross Timbers Drive and runs back between lines 221.2 feet on the northerly line and 200.00 feet on the southerly line to a dead line in the rear on which it measures 79.28 feet.

Being the same property conveyed to Josel Investors Enterprise, Inc., by Warranty Deed from Adeliza D. Caldwell and husband, Thomas B. Caldwell, III, of record in Book 7015, page 508 Register's Office for Davidson County, Tennessee.

The foregoing Tract II is conveyed subject to the following:

1. All matters shown on the Plan of record in Book 4175, page 115, said Register's Office, including an owner's certificate, 40 foot setback line from Cross Timbers Drive, a 10 foot public utility and drainage easement along the southerly and rear lines and overhang easement along the front line of said lot.

2. Restrictive covenants of record in Book 4408, page 761, said Register's Office.

Said property is known as 220-222 Cross Timbers Drive, Nashville, Tennessee 37221.