PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 08/13/04 14:02 3pgs
Fees:18.00 Taxes:1202.50
20040813-0098292

W & I Ref:(_____) Title No: 45784
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
M&S Realty 525 Woodycrest Ave. Nashville, Tennessee	PrimeTrust Bank 7639 Highway 70 South Nashville, Tennessee 37221

TAX MAP-PARCEL NUMBERS: 106-9-45.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Partners Invest**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M&S Realty** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee described according to a survey prepared by Volunteer surveying, Phillip E. Holmes, Jr. RLS, TN No. 1728 dated, 7/16/2004, file no. 04130 as follows:

Beginning at an iron pin on the southerly margin of Woodycrest Avenue and the Northwesterly corner of The Lofton Property, as of record in Book 4478, Page 831, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Thence south 11 deg., 02 minutes, 12 seconds, west, 264.96 feet along the Lofton's westerly property line to an iron pin;
Thence north 82 deg., 36 minutes, 36 seconds, west 487.10 feet along the Dortch's northerly property line to a concrete monument;
Thence with a curve to the right, having a central of 04 deg., 34 minutes, 00 seconds, a radius of 4581.94 feet and an arc length of 365.20 feet along the McFarlin's easterly property line to an iron pin;
Thence south 82 deg., 47 minutes, 59 seconds east, 251.34 feet along Woodycrest Avenue to the point of beginning, containing 98,306.34 square feet or 2.26 acres.

See Exhibit "A" attached hereto for a reduced copy of said survey.

Being the same property conveyed to Richard Dorland d/b/a Partners Invest, a sole proprietorship by deed from Martha H. Bourne, Martha Elizabeth Davis, Charles Richard Bourne, Dudly Merwin Bourne Jr., Laura Ross Bourne, Marianne Bourne, and Thomas Bourne, of record in Book 6732, Page 769, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8317, page 229, Register's Office for said county, Richard Dorland conveyed all right, title and interest in subject property to Partners Invest, a partnership comprised of John H. Dorland and Kay Frances Dorland.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Together with and subject to the easements setout in the Deed of record in Book 2042, Page 14 and in Book 4176, Page 657 and in Book 4478, Page 831, Register's Office, Davidson County, Tennessee. Subject to the right-of-way of Woodyrcrest Avenue over so much of the premises as may lie therein.

The legal description contained herein does not match the mortgage loan inspection prepared by Chuck Kemp, dated July 2, 1998.

Subject to the right-of-way of the Louisville and Nashville Railroad.

No insurance is hereby afforded as to the exact amount of acreage contained herein.

This is improved property, known as: 525 Woodycrest Avenue, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of July, 2004.

Partners Invest

By: John H. Dorland
Title: Partner

Partners Invest

By: Kay Frances Dorland
Title: Partner

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared John H. Dorland and Kay Frances Dorland with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and were identified as (all the partners) of **Partners Invest**, the within named bargainor, a partnership and the execution of the foregoing instrument as such partners for the purposes therein contained, by signing in the name of the partnership as such partners.

Witness my hand and official seal, at office in Nashville, Tennessee this the 23rd day of July, 2004.

CHRISTY W. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $325,000.00

Affiant

Sworn and subscribed before me this the 27th day of July, 2004.

Notary Public

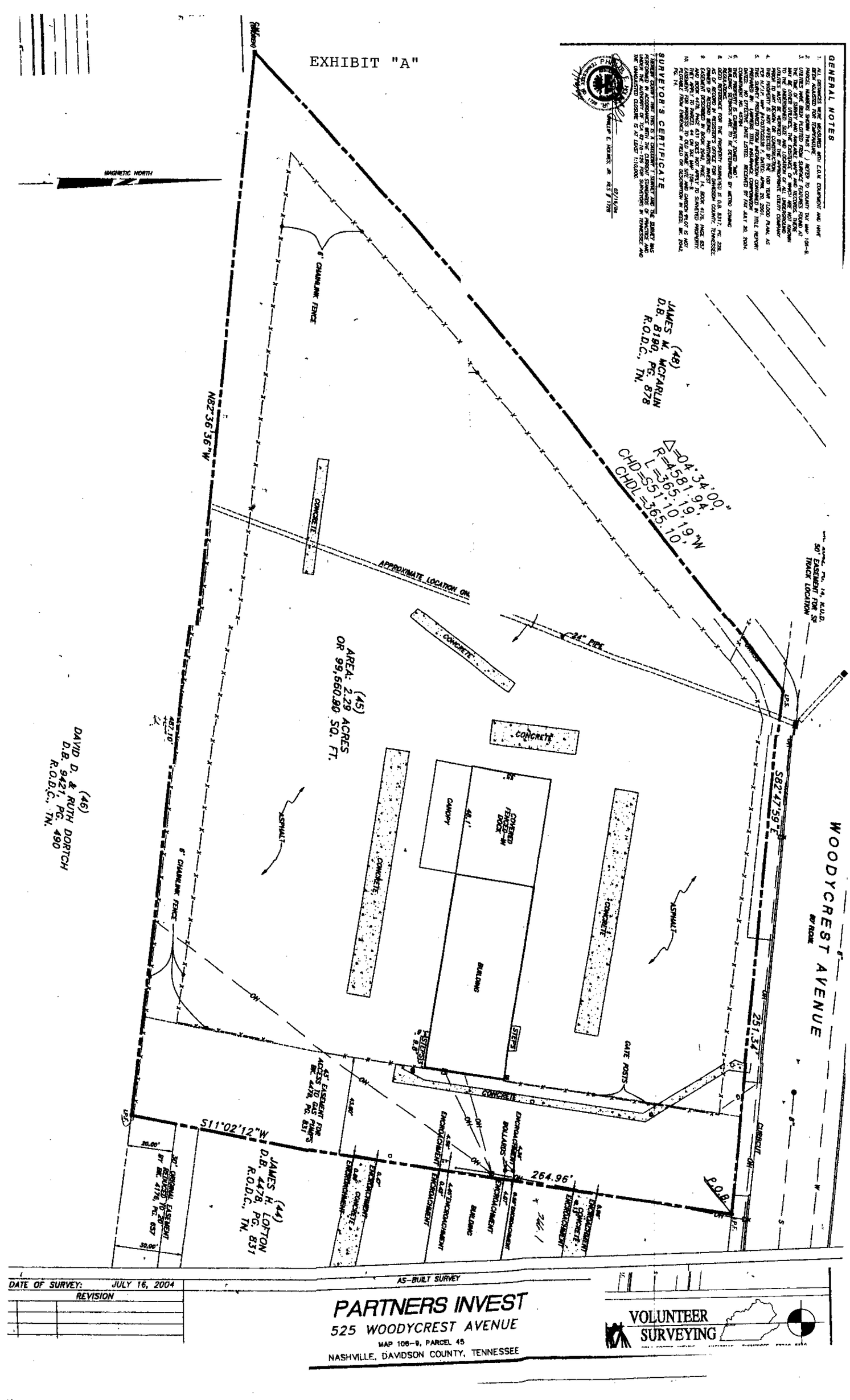
My Commission Expires:

KATHRYN B. McCLELLAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission E[illegible] 2007

WIdoc: Deed Wty—12/92

EXHIBIT "A"



GENERAL NOTES

1. BOUNDARY SURVEY PERFORMED WITH C.O.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TENNESSEE STATE PLANE COORDINATES.
2. PARCEL NUMBERS SHOWN THUS ( ) REFER TO COUNTY TAX MAP 106-9.
3. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND FROM MAPS AND RECORDS FOR THE OTHER UTILITIES. THE LOCATIONS MUST BE CONSIDERED APPROXIMATE TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY BEFORE ANY EXCAVATION IS BEGUN.
4. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER F.I.R.M. MAP #47037C0115 F, DATED: APRIL 20, 2001.
5. PREPARED BY: LAWYERS TITLE INSURANCE CORPORATION DATED: NO EFFECTIVE DATE LISTED. RECEIVED BY FAX JULY 20, 2004.
6. THIS PROPERTY IS CURRENTLY ZONED "MO". BUILDING SETBACKS ARE TO BE DETERMINED BY METRO ZONING ORDINANCE.
7. BEARING REFERENCE FOR THE PROPERTY SURVEYED IS D.B. 8317, PG. 228, AS OF RECORD IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
8. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF EASEMENT RECORD IN BOOK 8180, PAGE 878, BOOK 4478, PAGE 831, BOOK 4176, PAGE 657, AND BOOK 4478, PAGE 831 DOES NOT APPLY TO SURVEYED PROPERTY.
9. THERE ARE NO PARCELS TO OLD HICKORY GARDEN PLOT IS NOT SHOWN ON THIS SURVEY.
10. THERE ARE NO PARCELS TO OLD HICKORY GARDEN PLOT IS NOT PLOTTABLE FROM EVIDENCE IN FIELD OR DESCRIPTION IN REG'D. BK. 2042, PG. 14.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

PHILIP E. HOWES, JR. R.L.S.# 1778 — 07/19/04

DATE OF SURVEY:	JULY 16, 2004
REVISION	

AS-BUILT SURVEY

PARTNERS INVEST

525 WOODYCREST AVENUE

MAP 106-9, PARCEL 45

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

VOLUNTEER SURVEYING