This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County DEEDWARR
Recvd: 09/30/04 08:27 3pgs
Fees:18.00 Taxes:999.00
20040930-0117589

Davidson County Box 14-A
File No. 17409-3

ADDRESS NEW OWNER AS FOLLOWS:
Thomas C. McEwen, Sr.
c/o McGraphics, Incorporated
601 Hagan Street
Nashville, Tennessee 37203

SEND TAX BILLS TO:
New Owner

Map 105-07-0
Parcel 475.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, June P. Waynick, an unmarried person, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Thomas C. McEwen, Sr., hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in Davidson County, Tennessee, also being Lot Nos. 2 and 3 on the Plan of Hamilton Lands Industrial Subdivision, as of record in Book 3600, page 58, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod in the southerly right-of-way line of Merritt Avenue, 50 feet in width, at a corner common with Lot 1 of said Hamilton Lands Industrial Subdivision;

Thence with the southerly right-of-way line of Merritt Avenue, South 82 deg 40 min 44 sec East, 112.00 feet to an iron rod set at a corner common with Lot 4 of said Hamilton Lands Industrial Subdivision;

Thence leaving the southerly right-of-way line of Merritt Avenue with the westerly lot line of Lot 4 Hamilton Lands Industrial Subdivision. South 07 deg 13 min 36 sec West, 172.50 feet to an existing iron rod in the northerly right-of-way line of Alley Number 1805, 15 feet in width;

Thence with the northerly right-of-way line of Alley Number 1805, North 82 deg 40 min 44 sec West, 112.00 feet to an iron rod set at a corner common with Lot 1 Hamilton Lands Industrial Subdivision;

Thence leaving the northerly right-of-way line of Alley Number 1805 with the

easterly lot line of said Lot 1, North 07 deg 13 min 36 sec East, 172.50 feet to the point of BEGINNING, containing 19,320 square feet or 0.444 acres more or less, as described according to an ALTA/ACSM Land Title Survey dated September 22, 2004, prepared by R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, Cherry Land Surveying, Inc., 622 West Iris, Nashville, Tennessee 37204.

Being all of the same real property conveyed to William Waynick and wife, June P. Waynick, by deed from L. B. Jones and wife, Robbye R. Jones, of record in Book 3916, page 52, Register's Office for Davidson County, Tennessee. The said William Waynick having since died on May 3, 1994. The property is vested in June P. Waynick as the surviving tenant by the entirety.

This conveyance is subject to all matters shown on the Plan of Record in Book 3600, page 58, Register's Office for Davidson County, Tennessee, any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; all matters shown on the ALTA/ACSM Land Title Survey dated September 22, 2004, prepared by R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, Cherry Land Surveying, Inc., 622 West Iris, Nashville, Tennessee 37204; and taxes for the current year which have been prorated and paid by the Grantee herein.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

THIS is improved property, known as: 617 Merritt Avenue, Nashville, Tennessee 37203.

**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, and his heirs and assigns, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized 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 does further covenant and bind herself and her heirs and assigns, to warrant and forever defend the title to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** the Grantor has caused her name to be affixed hereto this the 28th day of September, 2004.

June P. Waynick

June P. Waynick

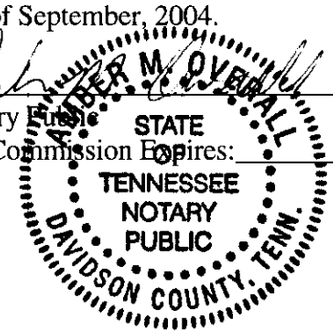
*{Notary Acknowledgements on Following Page}*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, June P. Waynick, the within-named 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 on this the 28th day of September, 2004.

Notary Public
My Commission Expires:




My Commission Expires JULY 19, 2008

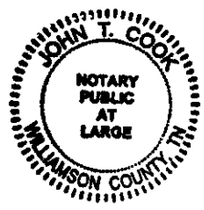
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 270,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of September, 2004.

Notary Public
My Commission Expires: 4/10/05




Comm. Expires 04/10/05