1st

This Instrument Prepared By:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 10/05/04 14:30 4pgs
Fees:23.00 Taxes:4440.00
20041005-0119916

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
Vincent R. Peach c/o Pesca International 120 Third Avenue, South Nashville, Tennessee 37201	Same	93-6-4/55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of October, 2004.

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/13/07

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 Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wirt L. Piper and wife, Sonya S. Piper**, hereinafter called "Grantor", have bargained and sold, and by these presents does transfer and convey unto **Vincent R. Peach**, hereinafter called "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

56899-15

This is improved property known as 120 Third Avenue South, Nashville, Tennessee 37201.

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, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee they are 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.

And Grantor does further covenant and bind themselves, their heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS this 1st day of October, 2004.

Wirt L. Piper

Sonya S. Piper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Wirt L. Piper and wife, Sonya S. Piper**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of October, 2004.

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
11/27/04

N MBH 479411 v1
2826089-000001 09/30/04

EXHIBIT "A"

PROPERTY DESCRIPTION

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING on the eastern margin of Third Avenue, South, formerly College Street at the southwest corner of a lot formerly owned by Madison Trimble; thence southwardly with the eastern margin of Third Avenue, South, 86.3 feet, more or less; thence eastwardly in a straight line 107 ½ feet, more or less; thence in a straight line northwardly and parallel with Third Avenue, South, 86.3 feet, more or less; thence westwardly to the point of beginning.

Said lot consists of Lot No. 6 and the northern 4 feet of Lot No. 7 in the Ellis and Moore Plan as of record in Plan Book No. 1, page 358, Chancery Court of Davidson County, Tennessee, and also a part of Lot No. 2 in the Davidson Academy Plan, not of record, also a part of Lot No. 28 in John Price's Plan of Lots, as of record in Book No. 2, page 246, of the Register's Office for said county.

This conveyance expressly includes herein and transfers hereby all rights, titles and interest in and to party walls, and specifically including but not excluding all others, all rights, titles and interest in that wall referred to and of record in Book 330, page 1, said Register's Office.

BEING the same property conveyed to Wirt L. Piper and wife, Sonya S. Piper, by Deed of record in Book 9001, page 560, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2004 and subsequent years.

2. Party wall(s) situated partly on the insured property and partly on adjoining properties and the terms and provisions of the Agreement relating to the use and maintenance thereof recorded in Book 330, page 1, Register's Office for Davidson County, Tennessee.