This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Frank M. Bess, Jr.
139 Lake Park Drive
Nashville, TN 37211

SEND TAX BILL:

New owner

Davidson County DEEDWARR
Recvd: 10/15/04 15:21 5pgs
Fees:28.00 Taxes:629.00
20041015-0124515

MAP AND PARCEL:
MAP 133-3
PARCEL 72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James E. Sanders as to a 1/3 interest, Peggy Cochran as to a 1/9 interest, Gregory Cochran as to a 1/9 interest, Regina Cochran Sanders as to a 1/9 interest, Lori Sanders Green as to a 1/9 interest and Mark Steve Sanders, as to a 2/9 interest**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Frank M. Bess, Jr.**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Being a tract of land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 29 and the Easterly part of Lot No. 30 on the Plan of the Hinchey Petway Property, as of record in Minute Book "I", page 442, Chancery Court at Nashville, Tennessee, described as follows: Beginning in the center of the Mill Creek Valley Pike, at the N. E. corner of that part of said Lot No. 30 conveyed by Mrs. Buell to R.O. Nicholson and wife, by deed of record in Book No. 533, page 10, Register's Office for said County; thence with the center of said Pike S. 87-1/4 degrees E. 188 feet; thence S 2-3/4 degrees W. 1022-1/2 feet to the line of said Lot No. 29; thence with the south line of said Lot Nos. 29 and 30 N. 84-1/4 degrees W. 189 feet to said Nicholson's S. E. corner; thence with his east line N. 2-3/4 degrees E. 1022-1/2 feet to the beginning, containing 4.38 acres, by the same, more or less, and INCLUDED but not specifically EXCLUDED are the following 6 tracts:

TRACT I:

Conveyed to Metropolitan Government of Nashville/Davidson County, Tennessee, in Book 4343, page 43, Register's Office for Davidson County, Tennessee, and described as follows: A strip or parcel of land in the 30th Council manic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of the Westerly part of Lot No. 29 and the Easterly part of Lot No. 30 on the plan of Hinchey Petway property, as of record in Book "I",

page 442, Chancery Court at Nashville, Tennessee and described as follows: Beginning at a point where the property line between Charlie Clark and Everett Travis intersects the present Southerly margin of Mill Creek Valley Pike, now Antioch Pike: thence Eastwardly 188 feet along the present Southerly margin of Antioch Pike to a point; thence South 6 deg. 30' East 7.4 feet along the property line between Everett Travis and Alma McMillan to a point; thence Westerly 115.95 feet along a curve that has a 2,700.57 foot radius on the new relocated southerly margin of Antioch Pike to a point; thence south 87 deg. 47' 24" West 74.0 feet along the new relocated Southerly margin of Antioch Pike to a point; thence North 0 deg. 50' West 12.16 feet along the property line between Charlie Clark and Everett Travis to the point of beginning.

Tract II:

Conveyed to Robert Bush and wife, Margaret Rader Bush, of record in Book 2201, page 108, and corrected in Book 2283, page 229, Register's Office for said County, and described as follows: Said tract of land fronts 93.9 feet on the southerly side of New Antioch Pike, formerly McCall Street, and runs back on the westwardly line 214.8 feet to a point and on the easterly line 213.4 feet to a point and extends 94.3 feet, on the rear line.

Tract III:

Conveyed to William Edward Hunt and wife, Xavier H. Hunt of record in Book 2273, page 472, Register's Office for said County, and described as follows: Said tract of land fronts 93.9 feet on the northerly side of the New Antioch Pike, formerly McCall Street, and goes back on the easterly line 200.2 feet to a dead line and on the westerly line 200.1 feet to a dead line and extends 93.5 feet on the rear line.

Tract IV:

Conveyed to Lewis E. Johnson and wife, Margaret Johnson, of record in Book 2278, page 533, Register's Office for said County, and described as follows: Said tract of land begins at a point on the southerly side of New Antioch Pike (formerly McCall Street) 33 feet, more or less, westwardly from the common line of Lots 29 and 30 of said Hinchley Petway Plan, thence south 3 deg. 10' West, 216.3 feet to a point, thence south 87 deg. 15' East 94.3 feet to a point, thence North 3 deg. 05' East 214.8 feet to a point in the southerly margin of new Antioch Pike, thence westerly along the southerly margin of said Pike 93.9 feet to a point.

Tract V:

Conveyed to Ralph E. Rosa and wife, Ruth Lawrence Rosa, of record in Book 2282, page 258, and corrected in Book 2392, page 477, Register's Office for said County, and described as follows: tract of land begins at a point upon the northerly side of the New Antioch Pike, formerly McCall Street, 33 feet, more or less, westerly from the common line of Lots 29 and 30 of said Hinchley-Petway Land, thence north 3 degrees 10 minutes 200 feet to a point; thence eastwardly along a line called north 3 degrees 05 minutes east, 200.1 feet to a point on the New Antioch Pike, thence westwardly 93.9 feet to the point of beginning.

Tract VI:

Property lying within the bounds of McCall Street or New Antioch Pike. Being the same property conveyed to Everett Travis and wife, Sallie Travis, by deed from Ada E. Causey, a widow, of record in Book 611, page 220, Register's Office for Davidson County, Tennessee. Sallie Travis having since died being predeceased by Everett Travis, vesting title in her heirs at law.

Being the same property conveyed to Everett Travis and wife, Sallie Travis, by deed of record in Book 611, page 220, the said Sallie Travis having predeceased Everett Travis and the said Everett Travis having since died leaving Ruby Christine Travis, Pansy Allene Cochran and Margarette Marie Sanders as his sole heirs at law as evidenced by Affidavits of Heirship of record in Book 5198, page 819, and Book 7687, page 318, and all of the said sole heirs at law having since died. Peggy Cochran died on August 19, 1987, interstate, and her one-third interest was inherited by her only child, Billy A. Cochran, who died on June 28, 1995. Billy A. Cochran died interstate and his interest passed to his surviving spouse and two children; the said surviving spouse being Peggy Cochran, and his two children being Gregory Cochran and Regina Cochran Sanders. Margaret Marie Sanders died on January 19, 1991, interstate, and her one-third interest in said property was inherited by her only child James E. Sanders. The said Ruby Christine Travis died on April 30, 2003, and her Will was filed with the Probate Division of the Circuit Court for Davidson County, Tennessee, for purposes of muniment of title and is of record under Volume #5513/1283784. Pursuant to her Last Will and Testament, two-thirds of her one-third interest in said property was inherited by Mark Steve Sanders and the other one-third interest was inherited by Lori Sanders Green. As a result of the death of previous owners, title is now vested in the following individuals as tenants in common: James E. Sanders, a one-third interest, Peggy Cochran, a one-ninth interest, Gregory Cochran, a one-ninth interest, Regina Cochran, a one-ninth interest, Mark Steven Sanders, a two-ninths interest, and Lori Sanders Green, a one-ninth interest.

This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 171 Antioch Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on the dates set forth below.

James E. Sanders

Peggy Cochran

Gregory Cochran

Regina Cochran Sanders

Lori Sanders Green

Mark Steve Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared James E. Sanders, Peggy Cochran and Regina Cochran Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13 day of October, 2004.

Notary Public

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires: July 21, 2007

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Gregory Cochran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13 day of October, 2004.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. RINGEMANN

My Commission Expires: 11/26th/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mark Steve Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14 day of October, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Lori Sanders Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 13 day of October, 2004.

Notary Public

My Commission Expires: 11/26/05

ANN RUNGEMANN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

Frank M. Buse Jr.
AFFIANT

Subscribed and sworn to before me
this 14 day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007