Davidson County DEEDWARR
Recvd: 10/18/04 11:04 3pgs
Fees:18.00 Taxes:1110.00

20041018-0124748

Pick up
BLUE SLIP

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John Farmer 224 White Bridge Pike Nashville, Tennessee 37209	103-6-210	John Farmer 224 White Bridge Pike Nashville, Tennessee 37209

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (anw)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and N0/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FAISUE PROPERTIES, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to JOHN FARMER (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of record in Book 1424, page 145, Register's Office of Davidson County.

3. That certain Easement for temporary Construction of record in Book 1424, page 145, Register's Office of Davidson County.

This is improved property, known as 224 White Bridge Pike.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Allen Woods
Affiant

Subscribed and sworn to before me this 15th day of October, 2004.

SHARON L. DAVIS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public
My Commission Expires: 9/22/07

991111 v1
010098-198 10/15/04

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15th day of October, 2004.

FAISUE PROPERTIES, a Tennessee general partnership

By: Sue A. Andrews

Title: General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Sue A Andrews, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon her oath, acknowledged herself to be the partner of Faisue Properties, a Tennessee general partnership, the within named bargainor, a partnership, and that she, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as such partner, as her free act and deed.

Witness my hand seal at office this 15th day of October, 2004.

Sharon L Davis

Notary Public
My Commission Expires: 9/28/07

EXHIBIT A

According to the public records, the property is Tract "C" on the plat of Brookside Court of record in Book 1424, Page 145 at the Register's Office of Davidson County, Tennessee and is also identified as Tract No. 2 in Book 5044, Page 694, R.O.D.C., Tenn. This legal description is as follows:

Being designated on Tract "C" on the above-mentioned Wilkinson's survey lying at the northwest corner of the tract marked "Community Center" and along the south line of the 20-foot Court or Avenue which runs along the south line of Lots 61 and 52, and described as follows:

Beginning at a concrete monument in the east margin of White Bridge Road at the northwest corner of the "Community Center", being the southwest corner of said Tract "C"; thence with the margin White Bridge Road, North 8° 09' East 11.53 feet to the beginning of a curve, thence along said curve, in a northeasterly direction, 29.8 feet to another concrete monument set in the south margin of said 20-foot Court, Avenue or Alley; thence with the margin of said court or alley South 86° 24' East 181.53 feet to a point in the northeast corner of Tract "C" being a corner of the "Community Center." Thence, South 8° 09' West 30 feet to another concrete monument, the southeast corner of said Tract "C"; thence North 86° 24' West 200 feet to the point of beginning.

Being the same property conveyed to Grantor by deed of record in Book 10292, page 189, as corrected in Book 10315, page 753, of the Register's Office of Davidson County.

The Grantee herein, John Farmer, also known as John Randy Farmer.