WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

X
Affiant

Subscribed and sworn to before me, this 20th ~~DAY OF~~ October, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SPENCER R. ABBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN 27, 2007

G-MFR-04-0000

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Metropolitan Equities, L.P.	New Owner (NAME)	
0 Griffith Road (ADDRESS)	555 Great Circle Rd. ste. 100 (ADDRESS)	154-70.00
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37228 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOUGLAS W. VARNADO AND WIFE LINDA VARNADO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto METROPOLITAN EQUITIES, L.P., WILLIAM FREEMAN, CHAIRMAN, HAS THE FULL AND SOLE POWER TO SELL, CONVEY, AND/OR ENCUMBER , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, beginning at an iron pin on the south margin of Griffith Road, corner of a tract described in Deed Book 4190, Page 583, RODC, thence leaving said road south 05 deg. 34 min. 23 sec. west, 314.19 feet to an existing iron axle, thence with 9 calls along an ancient fence south 03 deg. 56 min. 13 sec. west, 77.14 feet to an iron pin; south 72 deg. 48 min. 37 sec. east, 39.43 feet to an iron pin; south 44 deg. 42 min. 49 sec. east, 82.49 feet to an iron pin; south 81 deg. 32 min. 50 sec. east, 149.75 feet to an iron pin; south 85 deg. 38 min. 36 sec. east, 143.91 feet to an iron pin; south 85 deg. 13 min. 59 sec. east, 130.44 feet to an iron pin; south 89 deg. 08 min. 32 sec. east, 146.93 feet to an existing iron pipe; north 86 deg. 01 min. 27 sec. east, 150.92 feet to an iron pin; north 79 deg. 44 min. 32 sec. east 186.76 feet to a 20" oak; thence south 06 deg. 06 min. 18 sec. west, 239.29 feet to a point, thence north 87 deg. 43 min. 04 sec. west, 178.24 feet to a point in a fence line, thence with an ancient fence south 41 deg. 49 min. 08 sec. west, 31.78 feet to a post, south 68 deg. 20 min. 10 sec. west, 245.01 feet to a post, thence 18 deg. 10 min. 49 sec. east, 30.29 feet to a post; south 69 deg. 03 min. 29 sec. west, 235.52 feet to a point, north 79 deg. 35 min. 31 sec. west, 384.23 feet to a point, north 83 deg. 41 min. 40 sec. west 280.21 feet to a post, thence leaving McPherson's line, north 16 deg. 24 min. 41 sec. west 187.08 feet to a 24" poplar, thence north 11 deg. 25 min. 25 sec. west 577.83 feet to a post, thence north 62 deg. 50 min. 17 sec. east, 144.35 feet to an iron pin, thence north 02 deg. 12 min. 13 sec. east, 110.60 feet to an iron pin on the south margin of Griffith Road, thence with said margin and with a curve to the left having the following characteristics: Radius is equal to 474.18 feet; Length is equal to 94.84 feet; to a point, thence south 76 deg. 38 min. 59 sec. east, 309.31 feet to the point of beginning.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 11/02/04 16:12 2pgs
Fees:13.00 Taxes:185.00

20041102-0132109

unimproved ( )
This is improved (X) property, known as 0 Griffith Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 20th day of October, 2004.

X
Douglas W. Varnado

Linda Varnado

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas W. Varnado and Linda Varnado, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 20th day of October, 2004.

Notary Public

My Commission Expires:

(SEAL)

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903