THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRJR)
3102 WEST END AVENUE, SUITE 1150
NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Andrew R. Barrett and Harry P. Duncan 8320 Fesslers Parkway, Suite 1111 Nashville, TN 37210	SAME	Part Interest in Map: 26 Parcel: 66

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, KATHERINE MC DANIEL, a single person ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto ANDREW R. BARRETT and HARRY P. DUNCAN, as tenants in common ("Grantees"), their heirs and assigns, a one-twelfth (1/12th) undivided interest in certain improved real property located in Metropolitan Nashville and Davidson County, Tennessee, more particularly described in Exhibit "A," which is attached hereto and incorporated herein by this reference (the "Interest in Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Harry P. Duncan
AFFIANT

Subscribed and sworn to before me this 29th day of December, 2004.

Jan Minshall
NOTARY PUBLIC

JAN MINSHALL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires:
9-25-05

This is improved property located at 2404 Gallatin Road, Nashville, Tennessee.

Davidson County DEEDWARR
Recvd: 12/29/04 15:17 4pgs
Fees:23.00 Taxes:691.90
20041229-0154170

TO HAVE AND TO HOLD the Interest in Property together with the appurtenances, estate, title, and interest thereto belonging to include Grantor's interest in any leases affecting the Interest in Property to Grantees, their heirs and assigns, forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Interest in Property in fee simple, that Grantor has a good right to convey the Interest in Property, and that the Interest in Property is unencumbered except as hereinafter set forth. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the Interest in Property to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever; provided, however, that this conveyance is subject to those matters set forth in Exhibit "B," which is attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 29th day of December, 2004.

Katherine McDaniel
KATHERINE MC DANIEL

STATE OF ARIZONA
COUNTY OF Pima

PERSONALLY APPEARED BEFORE ME, Katherine McDaniel, a Notary Public in and for said State and County, the within named KATHERINE MC DANIEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at ~~Nashville~~ Tucson AR, ~~Tennessee~~ Arizona, this 28th day of December, 2004.

Analilia Resendez
NOTARY PUBLIC

MY COMMISSION EXPIRES:
June 19, 2007

OFFICIAL SEAL
ANALILIA RESENDEZ
NOTARY PUBLIC - ARIZONA
PIMA COUNTY
My Comm. Expires June 19, 2007

EXHIBIT "A"

Legal Description

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THREE TRACTS OF LAND COMBINED INTO ONE TRACT AND DESCRIBED TOGETHER ACCORDING TO A SURVEY DATED MARCH 13, 1972, MADE BY WAYNE S. COOPER, SR., SURVEYOR, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF GALLATIN ROAD, SAME BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO JOE H. CORLEY BY DEED FROM BUFORD L. WRIGHT AND WIFE, OF RECORD IN BOOK 3987, PAGE 129, REGISTER'S OFFICE FOR SAID COUNTY; THENCE LEAVING SAID MARGIN WITH A FENCE, NORTH 14° 12' WEST 967.0 FEET TO AN IRON PIPE; THENCE NORTH 75° 10' EAST 938.4 FEET TO AN IRON PIPE IN THE WESTERLY MARGIN OF AN OLD FARM ROAD; THENCE WITH SAID MARGIN AS FOLLOWS: SOUTH 17° 33' EAST 78.6 FEET TO AN IRON PIN, SOUTH 1° 01' WEST 92.5 FEET AND SOUTH 24° 49' WEST 101.1 FEET TO AN IRON PIN; THENCE CROSSING SAID ROAD, SOUTH 17° 00' EAST 547.0 FEET TO AN IRON PIN; THENCE SOUTH 83° 31' WEST 100 FEET TO AN IRON PIN; THENCE SOUTH 6° 29' EAST 48 FEET TO AN IRON PIN; THENCE SOUTH 83° 31' WEST 300.0 FEET TO A POINT, SAME BEING THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO JOE H. CORLEY BY DEED FROM ELSIE T. BING AND HUSBAND, OF RECORD IN BOOK 4196, PAGE 546, SAID REGISTER'S OFFICE; THENCE SOUTH 6° 29' EAST 252.0 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF SAID GALLATIN ROAD; THENCE WITH SAID MARGIN, SOUTH 83° 31' WEST 225 FEET AND SOUTH 82° 27' WEST 217.3 FEET TO THE BEGINNING, CONTAINING 18.3 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED IS A CERTAIN TRACT OF LAND LOCATED IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, CONVEYED TO EDDIE R. TOWNSEND BY DEED FROM MCMAHON CHEVROLET, INC. OF RECORD IN BOOK 5386, PAGE 394, SAID REGISTER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 1, OF THE SUBDIVISION OF BILL CROOK SUBDIVISION; OF RECORD IN PLAT BOOK 4715, PAGE 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAME BEING A CORNER OF THE SAME PROPERTY CONVEYED TO MCMAHON CHEVROLET, CO. BY DEED FROM CORLEY, OF RECORD IN BOOK 5206, PAGE 467, SAID REGISTER'S OFFICE; THENCE WITH THE NORTH LINE OF BILL CROOK'S SUB. S 83° 31' W, 100 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SUBDIVISION N 6° 29' W, 48 FEET TO A POINT; THENCE N 83° 31' E, 100 FEET TO A POINT; THENCE S 6° 29' E, 48 FEET TO THE POINT OF BEGINNING, CONTAINING 4,800 SQUARE FEET.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED IS A 2.195 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 7523, PAGE 881, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH BOUNDARY OF EARL SCRUGGS, ETUX PROPERTY AND THE EAST BOUNDARY OF THE W. H. GREEN PROPERTY; THENCE WITH SAID SOUTH BOUNDARY NORTH 78 DEGREES 05 MINUTES 39 SECONDS EAST 907.78 FEET TO A POINT IN THE WEST BOUNDARY OF AN EXISTING 20 FOOT PERMANENT PERPETUAL EASEMENT; THENCE WITH SAID EASEMENT SOUTH 12 DEGREES 12 MINUTES 34 SECONDS EAST 81.96 FEET; THENCE SOUTH 05 DEGREES 59 MINUTES 17 SECONDS WEST 79.99 FEET; THENCE SOUTH 29 DEGREES 40 MINUTES 46 SECONDS WEST 30 FEET, MORE OR LESS TO A POINT IN THE PROPOSED SOUTH MARGIN OF STATE ROUTE 386; THENCE WITH SAID PROPOSED MARGIN AS FOLLOWS: NORTH 88 DEGREES 30 MINUTES 45 SECONDS WEST 77 FEET, MORE OR LESS; SOUTH 88 DEGREES 37 MINUTES 31 SECONDS WEST 485.49 FEET; SOUTH 86 DEGREES 51 MINUTES 01 SECONDS WEST 314.10 FEET TO A POINT IN SAID EAST BOUNDARY OF THE W. H. GREEN PROPERTY; THENCE WITH SAID EAST BOUNDARY NORTH 13 DEGREES 57 MINUTES 22 SECONDS WEST 35 FEET, MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 2.195 ACRES AND BEING PART OF THE SAME PROPERTY CONVEYED TO ANDY R. BARRETT AND ANDREW R. BARRETT BY MCMAHON CHEVROLET, INC. AS OF RECORD IN BOOK 5460, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ANDY R. BARRETT AND ANDREW R. BARRETT BY DEED OF RECORD IN BOOK 5460, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID ANDY R. BARRETT HAVING SINCE DIED INTESTATE, HIS INTEREST IN THE PROPERTY IS VESTED IN HIS HEIRS AT LAW, AS SET OUT IN THE DEED FROM THE ADMINISTRATOR OF HIS ESTATE, OF RECORD IN BOOK 9419, PAGE 817, SAID REGISTER'S OFFICE, AS FOLLOWS: 1/3 TO ANDREW R. BARRETT, 1/3 TO MARCIA E. BARRETT, 1/6 TO KATHERINE MCDANIEL AND 1/6 TO JENNIFER MCDANIEL.

EXHIBIT "B"

Permitted Exceptions

1. Metropolitan Nashville and Davidson County ad valorem real property taxes for 2004 not yet delinquent.

2. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11112, page 849 and Book 11112, page 869 in the Register's Office, Davidson County, Tennessee.

3. Temporary Construction Easements of record in Book 8210, page 939, Book 8210, page 945, and Book 8210, page 951 in the Register's Office, Davidson County, Tennessee.

4. All of the terms and provisions set forth and Contained in those certain Leases recorded in Book 6078, page 617 and Book 8105, page 182, Register's Office for Davidson County, Tennessee.

5. All of the terms and provisions set forth and contained in those certain Lease Agreements, a memorandum of which is recorded in Instrument No. 20021002-0119576 and Instrument No. 20021002-0119577, Register's Office for Davidson County, Tennessee.