WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00

Melissa A Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/14/05 15:18 3 pgs
Fees:18.00 Taxes:1554.00
20050314-0028028

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, Madison, TN 37115
My Commission Expires MAR 25, 2006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa A. Wall (NAME)	**SAME AS NEW OWNER** (NAME)	MAP 24
4628 Brick Church Pike (ADDRESS)	(ADDRESS)	PARCEL 151
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ruth E. Harris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa A. Wall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 1 according to an unrecorded survey by Donald R. Carver, Surveyor Lic. No. 271, dated April 1, 1980, as follows:

Beginning at a corner post on the westerly margin of Brick Church Pike; thence leaving said margin North 86 degrees 36' West 1,371.02 feet to a tree; thence South 2 degrees 37' West 151.91 feet to a tree; thence North 49 degrees 12' West 514.74 feet to a post; thence North 77 degrees 08' East 1,437.63 feet to an iron pin on the westerly margin of Brick Church Pike; thence along said westerly margin South 52 degrees 27' East 204.00 feet, South 49 degrees 10' East 101.52 feet, South 35 degrees 28' East 56.34 feet, South 14 degrees 49' East 361.11 feet, the point of beginning, containing 14.90 acres, more or less.

TRACT 2:

Property located in the 10th Civil District, Nashville, Davidson County, Tennessee, being a portion of Tract No. 2 as shown on an unrecorded survey by Donald R. Carver, RLS No. 271 dated 04/01/80, and being more particularly described according to a boundary survey prepared by Wamble & Associates, PLLC dated 11/01/00 as follows:

Beginning at an iron rod (new) on the westerly right-of-way line of Brick Church Pike, said rod being the northeast corner of property conveyed to April

CONTINUED

unimproved ( )
This is improved (X) property, known as 4628 Brick Church Pike, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 11th day of March, 2005

Ruth E. Harris
Ruth E. Harris

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 Ruth E. Harris

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of March, 2005.

Commission expires March 25, 2006

Notary Public

DEANIE L. TYREE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEN. My Commission Expires MAR. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

A. Ingram as of record in Deed Book 7273, Page 449 in the Register's Office for Davidson County, Tennessee, thence leaving said right-of-way line and following the northerly line of said Ingram property South 77 degrees 08 minutes 00 seconds West 1437.63 feet to an iron rod (old), said rod being the northwest corner of said Ingram property, said rod also being on the easterly line of property conveyed to Albert E. Douglas, as of record in Deed Book 2146, Page 108, Register's Office for Davidson County, Tennessee, thence, leaving said Ingram property and following the easterly line of said Douglas property, North 23 degrees 22 minutes 34 seconds west 177.06 feet to an iron rod (new); thence North 21 degrees 41 minutes 34 seconds west 216.03 feet to an iron rod (new), said rod being at the southwest corner of Tract 3 on an unrecorded survey by Donald R. Carver, RLS No. 271, dated 04-01-80; thence, leaving said Douglas property and following the common line between said Tract 2 and Tract 3, North 80 degrees 47 minutes 29 seconds east 1100.00 feet to an iron rod (new); thence, with a new line south 86 degrees 17 minutes 13 seconds east 23.53 feet to an iron rod (new); thence, south 67 degrees 15 minutes 46 seconds east 157.24 feet to an iron rod (new) being on the westerly right-of-way line of Brick Church Pike; thence following said westerly right-of-way line south 24 degrees 20 minutes 34 seconds east 75.00 feet to an iron rod (new); thence, south 34 degrees 47 minutes 56 seconds east 90.85 feet to the point of beginning, containing 468,842 square feet or 10.76 acres.

Being the same property conveyed to Ruth E. Harris by Warranty Deed from April A. Ingram, a married individual of record in Instrument No. 20030528-0072052, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2005, A LIEN, BUT NOT YET DUE; SUBJECT TO EASEMENT FOR RIGHT-OF-WAY PURPOSES GRANTED TO DAVIDSON COUNTY OF RECORD IN BOOK 2294, PAGE 444 AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN INSTRUMENT OF RECORD IN BOOK 8030, PAGE 191, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (if applicable)