RECORD & RETURN TO:
Ortale, Kelley, Herbert & Crawford
200 Fourth Avenue, North, 3rd Floor
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 05/13/05 15:41 3 pg
Fees:18.00 Taxes:1887.00
20050513-0054512

BOX 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF MAY, 2005.

NOTARY PUBLIC

My commission expires: 3/22/08

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE *SEAL*
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File #20723

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bobby E. Price, Jr. Cynthia T. Price 415 11th Ave North Nashville, TN 37203	SAME	96-01-049.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HENRY Z. FELTS, unmarried,** hereinafter called **"GRANTOR(S),"** has bargained and sold, and by these presents does transfer and convey unto **BOBBY E. PRICE, JR. and wife, CYNTHIA T. PRICE,** hereinafter called **"GRANTEES,"** their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR PROPERTY DESCRIPTION

Being the same property conveyed to Henry Z. Felts, by Deed from Robert J. Taylor of record in Book 11442, page 786, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Agreement for Dedication of Easement for water mains and appurtenances of record in Book 8531, page 549, in the Register's Office for Davidson County, Tennessee.
2. Subject to underground storage tank located on said property.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land 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

himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 10th day of May , 2005.

Henry Z. Felts
HENRY Z. FELTS

By: Timothy Graves ATTORNEY IN FACT
Timothy Graves, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Timothy Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Henry Z. Felts as his Attorney-in-Fact, as the free act and deed of the within named Henry Z. Felts under Durable General Power of Attorney of record as Instrument No. 20040123-0009169 in the Register's Office for Davidson County, Tennessee.

Witness my hand and seal at office this 10th day of May, 2005.

R W Sebastian
NOTARY PUBLIC

My commission expires:
3/22/08

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

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#20723

EXHIBIT "A"

TRACT NO. 1:

Land lying in Metropolitan Nashville and Davidson County, Tennessee, fronting on the south margin of Lebanon Pike, and being located approximately 690 feet west of the center line of Donelson Pike, and being more particularly described according to a survey dated March 2, 1999 with additional data added and dated April 8, 1999 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows;

Beginning at an iron pin being the northeast corner of the herein described property, and said point of beginning being in the south margin of Lebanon Pike (70 ft. wide right of way), and further, said point of beginning being the northwest corner of the H.G. Hill Company property of record in Book 1218, page 279, and Book 3253, page 325, Register's Office for Davidson County, Tennessee; thence with the east line of the property herein described and the west line of said property of H.G. Hill Company, South 2 degrees 00 minutes 00 seconds West 213.56 feet to an iron pin being an interior corner of the Donelson Homestead Limited, Inc. property of record in Book 7095, page 115, R.O.D.C., Tennessee; thence with the north line of the Donelson Homestead Limited, Inc. property, North 84 degrees 05 minutes 50 seconds West 120.00 feet to a point being the southwest corner of the herein described property; thence North 2 degrees 45 minutes 13 seconds East 233.57 feet to a P.K. nail in the south margin of Lebanon Pike being the northeast corner of the property conveyed to Davidson Building and Realty Company, Inc. and described as Tract No. 3 in Book 2856, page 275, R.O.D.C., Tennessee; thence with said south margin of Lebanon Pike South 74 degrees 25 minutes 50 seconds East 120.00 feet to the point of beginning, and containing 0. 607± acre, or 26, 448 square feet, more or less.

TRACT NO. 2:

Being a small parcel or triangle of land lying in Metropolitan Nashville and Davidson County, Tennessee, being located 115.33 feet south of Lebanon Pike and approximately 810 feet west of the center line of Donelson Pike, and being the southeast portion or corner of Tract No. 3 of the property conveyed to Davidson Building and Realty Company, Inc. of record in Book 2856, page 275, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated March 2, 1999 with additional data added and dated April 8, 1999 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows;

Beginning at a point being the southeast property corner of said Davidson Building and Realty Company, Inc.'s Tract No. 3 and the southwest corner of the property conveyed to Robert J. Taylor of record in Book 9526, page 120, Register's Office for Davidson County, Tennessee, and also, said point of beginning being located North 84 degrees 05 minutes 50 seconds West 120.00 feet from an iron pin located at said Taylor's southeast property corner; thence with the common line between Davidson Building and Realty Company, Inc. and Robert J. Taylor, North 2 degrees 45 minutes 13 seconds East 116.24 feet to a point being located 1.4 feet west of the west masonry wall of Robert J. Taylor's building; thence with a line running 1.4 feet west of and parallel to Robert J. Taylor's building, South 8 degrees 18 minutes 30 seconds West 116.17 feet to a point in Davidson Building and Realty, Inc.'s south property line; thence with said south line South 84 degrees 05 minutes 50 seconds East 11.27 feet to the point of beginning, and containing 0. 015± acre, or 654 square feet, more or less.

Being the same property conveyed to Henry Z. Felts by Deed from Robert J. Taylor of record in Book 11442, page 786, in the Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from Pamela J. Felts of record as Instrument No. 20010625-0066674 in said Register's Office.