(1)

Box 36
#20717

Davidson County DEEDWARR
Recvd: 06/09/05 14:17 2 pgs
Fees:13.00 Taxes:2716.73

20050609-0066221

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $734,250.00.

Affiant

Subscribed and sworn to me on June 8, 2005.

NOTARY PUBLIC

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20717SP

SEND TAX BILLS TO:	MAP – PARCEL #	NAME/ADDRESS OF NEW OWNER:
R & M Properties, a Tennessee General Partnership 3030 Sidco Drive Nashville, TN 37204	SAME	106-11-24

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Vadis Larrabee Pierce, Executrix of the Estate of Don F. Pierce, deceased, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto R & M Properties, a Tennessee General Partnership composed of Michael A. Russell and Benton G. McKnight, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 18 on Plat of Section 4, Interstate Park South, of record in Book 4460, page 199, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Don F. Pierce by Deed from U. Grant Browning, Elmer H. Heaverlin, Jr. and Steve R. Wherry, d/b/a Trent Properties, a partnership, of record in Book 4921, page 944, in the Register's Office for Davidson County, Tennessee. The said Don F. Pierce has since died.

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

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plat of record in Book 4460, page 199, in the Register's Office for Davidson County, Tennessee; and

3. Amendment and Change of Minimum Building Setback line of record in Book 4754, page 121, in said Register's Office; and
4. Lack of direct access to a controlled access highway from premises, such right of access having been granted to the State of Tennessee by Deed in Book 3072, page 511, and as so conveyed in Book 3435, page 143, in said Register's Office; and
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 302/304 Hill Avenue, Nashville, TN 37210.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that 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 itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on June 8, 2005.

Estate of Don F. Pierce, deceased:

By: Vadis Larrabee Pierce, exec.
Vadis Larrabee Pierce, Executrix

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Vadis Larrabee Pierce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Executrix of The Estate of Don F. Pierce, deceased, the within named bargainor, and that she as Executrix executed the foregoing instrument for the purposes therein contained in her capacity as Executrix.

Witness my hand, at office, this 8th day of June, 2005.

Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE