THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $250,000.00.

Affiant

Sworn to and subscribed before me this 25th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 4-28-2000

99 MAR 31 PM 12:07
REGISTER
DAVIDSON CO. TN.

PICK-UP

05680057
TENNESSEE KEFERENCE

ADDRESS - NEW OWNER
AEC Investment, Inc.

SEND TAX BILLS TO:
Same 4/6
Ewing Park
Nashville 37207

MAP/PARCEL NUMBER:
Map See descriptions
Parcel attached

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **AEC Investment, Inc.**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 25th day of March, 1999.

Johnny Burroughs
Johnny Burroughs

Linda Burroughs
Linda Burroughs

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, **Johnny Burroughs and Linda Burroughs**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 4-26-2000

1809 Cephas Street Map 81-7, parcel 399
Land in Davidson County, Tennessee, being Lot No. 49 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 49 fronts 50 feet on the westerly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Bob Hermann, Trustee, of record in Book 9205, page 529, said Register's Office.

1816 Cephas Street Map 81-7. Parcel 408
Land in Davidson County, Tennessee, being Lot No. 7 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Willie Curley, unmarried, of record in Book 7303, page 270, and by deed from Talton T. Williams and wife, Araminta Williams, of record in Book 8658, page 93, said Register's Office.

1817 Cephas Street Map 81-7, parcel 395
Land in Davidson County, Tennessee, being Lot No. 45 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 45 fronts 50 feet on the westerly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from W. J. Newsom, of record in Book 10031, page 794, said Register's Office.

1827 Cephas Street Map 81-7, parcel 390
Land in Davidson County, Tennessee, being Lot No. 40 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 40 fronts 50 feet on the westerly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from William D. Curley, of record in Book 7303, page 273, and by deed from Talton T. Williams and wife, Araminta Williams, of record in Book 8658, page 91, said Register's Office.

1900 Cephas Street Map 81-7, parcel 415
Land in Davidson County, Tennessee, being Lot No. 14 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 14 fronts 50 feet on the easterly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Bessie D. Cohen and Wayne M. McInturff, of record in Book 7715, page 550, and by deed from Talton T. Williams and wife, Araminta Williams, of record in Book 8658, page 59, said Register's Office.

1906 Cephas Street Map 81-7, parcel 418
Land in Davidson County, Tennessee, being Lot No. 17 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 17 fronts 50 feet on the easterly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Margaret Catherine Stover and husband, Woodrow B. Stover, of record in Book 6910, page 467, and by deed from Talton T. Williams and wife, Araminta Williams, of record in Book 8658, page 73, said Register's Office.

1907 Cephas Street Map 81-7, parcel 386
Land in Davidson County, Tennessee, being Lot No. 36 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 36 fronts 50 feet on the westerly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Edward L. Niebruegge, Randall L. Miller, and John L. Moore, of record in Book 6092, page 149, and by deed from Talton T. Williams and wife, Araminta Williams, of record in Book 8658, page 42, said Register's Office.

1908 Cephas Street Map 81-7, parcel 419
Land in Davidson County, Tennessee, being Lot No. 18 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 18 fronts 50 feet on the easterly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from David Burroughs and wife, Wendy Burroughs, of record in Book 10688, page 808, said Register's Office.

1917 Cephas Street Map 81-7, parcel 381
Land in Davidson County, Tennessee, being Lot No. 31 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 31 fronts 50 feet on the westerly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Linda Marie Burroughs and husband, Johnny Burroughs, of record in Book 6530, page 386, and by deed from Talton T. Williams and wife, Araminta Williams, of record in Book 8658, page 61, said Register's Office.

1920 Cephas Street Map 81-7, parcel 425
Land in Davidson County, Tennessee, being Lot No. 24 in Cephas Woodard's Subdivision of lots 5 and 6 of the Woodard property, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 24 fronts 50 feet on the easterly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from William D. Joslin and wife, Yuvonne Joslin, of record in Book 10083, page 819, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11408 PG. 998

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

05 68057
IDENTIFICATION REFERENCE

99 MAR 31 PM 12:07
BILL GARRETT
DAVIDSON CO. TN.

CK-CT
250000.00
CON TX 925.00
PRFEE 1.00
MISCEL 20.00
CFEE 2.00
TOTAL 948.00
CHECK 948.00
03/31/99 01 12:06 0001 5942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445001

3-31-59

VOID

BOOK 11408 PG. 999