Box 36

STATE OF TENNESSEE

DAVIDSON COUNTY

Instr:200006290064786 Page: 1 OF 3
REC'D FOR REC 06/29/2000 1:51:27PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1702.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **American General Life and Accident Insurance Company, a Tennessee corporation,** (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **Sunbelt Partners, L.L.C., an Alabama Limited Liability Company,** (herein referred to as Grantee), which has a mailing address of P. O. Box 336, Heflin, AL 36264, the following described real estate situated in Davidson County, Tennessee, to-wit:

Tract No. 1: Tax ID #61-15-317.00: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Subdivision of Maplewood Home Tract of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, said Lot No. 2 fronts 100 feet on the Westerly side of Gallatin Road and extends back between parallel lines 250 feet to the rear line of Lot No. 35 on said Plan.

Being the same property conveyed to The National Life & Accident Insurance Company by deed from Agnes Parker and Murray F. Parker, of record in Book 4162, Page 580, in the Register's Office for Davidson County, Tennessee. The National Life & Accident Insurance Company is now known as American General Life and Accident Insurance Company as evidenced by language in Articles of Amendment to the Restated Charter of American General Life and Accident Company of record in Book 8069, Page 216, in said Register's Office.

Tract No. 2: Parcel A: Tax ID #119-13-175.00: Land in Davidson County, Tennessee, being Lot no. 15 on the map of College Heights of record in Book 332, Page 19, Register's Office for said County, and described according to a survey by Parrish Engineers, Inc., dated January 25, 1967, as follows:

Said Lot No. 15 fronts 50 feet on the Westerly side of Nolensville Road or 4th Avenue South and extends back between parallel lines 159.82 feet to a 10 foot alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to The National Life and Accident Insurance Company by deed from The 400 Corporation of record in Book 4101, Page 596, in the Register's Office for Davidson County, Tennessee. The National Life and Accident Insurance Company is now known as American General Life and Accident Insurance Company as evidenced by language in Articles of Amendment to the Restated Charter of American General Life and Accident Company of record in Book 8069, Page 216, in said Register's Office.

Parcel B: Tax ID #119-13-176.00: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of College Heights of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 60 feet on the Westerly side of Nolensville Pike, or 4th Avenue, South, and runs back between parallel lines with the Northerly margin of Radnor Street, 160 feet to an alley.

Being the same property conveyed to The National Life and Accident Insurance Company by deed from Richard Tamble and Livie Gene Alexander, Executor and Executrix of the Estate of Genia Green Argo, of record in Book 4100, Page 963, Register's Office for Davidson County, Tennessee. The National Life and Accident Insurance Company is now known as American General Life and Accident Insurance Company as evidenced by language in Articles of Amendment to the Restated Charter of American General Life and Accident Company of record in Book 8069, Page 216, in said Register's Office.

Subject to taxes for current year, easements of record, easements as located, and restrictions of record, if any.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And American General Life and Accident Insurance Company does, for itself and for its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, American General Life and Accident Insurance Company, has hereunto set its hand and seal on this 23rd day of June, 2000, by and through its duly authorized officer.

American General Life and Accident Insurance Company

BY: _____

Its: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that David H. Mosley whose name as Vice President of **American General Life and Accident Insurance Company,** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this the day that, being informed of the contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily on behalf of American General Life & Accident Insurance Company on the day the same bears date.

Given under my hand and seal this 23rd day of June, 2000.

[SEAL]

NOTARY PUBLIC

My Commission Expires: JUDITH L. HALEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 29, 2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

American General Life and Accident Insurance Company

BY: _____

Its: Vice President

Subscribed and sworn to before me by David H. Mosley whose name as Vice President of **American General Life and Accident Insurance Company,** on behalf of said corporation.

Given under my hand and seal this 23rd day of June, 2000.

[SEAL]

NOTARY PUBLIC

My Commission Expires: JUDITH L. HALEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 29, 2001

THIS INSTRUMENT WAS PREPARED BY:
WILSON, ~~KIMBROY~~, TURNER & ROBINSON, L.L.C.
ATTORNEYS AT LAW
1431 LEIGHTON AVENUE
POST OFFICE BOX 2333
ANNISTON, ALABAMA 36202
(256) 236-4222

Name & Address of New Owner (Responsible for taxes)
Sunbelt Partners, L.L.C.
P.O. Box 336
Heflin AL 36264