Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/28/00 10:26 3pgs
Fees:15.00 Taxes:1850.00
20001228-0126725

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry Alan Simpson and wife, Colette Jean Simpson, Trustees U/A/D October 17, 1996 of the Simpson Joint Revocable Living Trust Agreement** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto**Unicorn Advertising, a Tennessee General Partnership** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of December, 2000.

Terry Alan Simpson TRUSTOR
Terry Alan Simpson, Trustee

Colette Jean Simpson Trustee
Colette Jean Simpson, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Terry Alan Simpson, Trustee and wife, Colette Jean Simpson, Trustee** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 21 day of December, 2000.

Notary Public

My Commission Expires: 1/27/01

CHARLES PATRICK FLYNN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 1/27/2001

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21 day of December, 2000.

Notary Public

My Commission Expires: 1/27/01

CHARLES PATRICK FLYNN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2001

MAP AND PARCEL NUMBERS: Map 93-14-567.00

ADDRESS NEW OWNER:
905 Division Street
Nashville, TN 37203

SEND TAX BILLS TO:
SAME

2-000977

SCHEDULE A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Lot No. 2 on the Plan of Resubdivision of Lot No. 4, Edgehill Estates, Section 65, as said plat appears of record in Book 6900, page 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to Terry Alan Simpson and wife, Colette Simpson, Trustees U/A/D October 17, 1996 of the Simpson Joint Revocable Living Trust Agreement from Terry Alan Simpson and wife, Colette Simpson, Individually by Quitclaim Deed dated October 17, 1996 and recorded October 23, 1996 in Book 10238, page 553, Register's Office for Davidson County, Tennessee.

Also included is the grant of easement of record in Book 7114, page 01, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record including those in Book 6900, page 177 and Book 4460, page 159, R.O.W. easements of record in Book 5866, page 648, and Utility Easement of record at Book 4659, page 7, Register's Office for Davidson County, Tennessee.