WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY Exp. 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Higgins (NAME)	Southern Capital Resources, Inc. (NAME)	MAP 158
1702 Old Hickory Blvd. (ADDRESS)	100 Century Park So., Suite 200 (ADDRESS)	PARCEL 126
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Birmingham, AL 35226 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph D. Bankemper and wife, Marian E. Bankemper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James S. Higgins and wife, Candace P. Higgins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land located in the City of Forest Hills, Metropolitan Nashville, Davidson County, Tennessee, a portion of the Eleanor L. Willis property of record in Deed Book 9384, page 904, said Register's Office, bounded on the north and east by Tract One, south by Old Hickory Blvd., west by Hillsboro Park Subdivision, being more particularly described as follows:

Beginning at an iron rod on the northerly right of way of Old Hickory Boulevard at the southwest corner of the Willis property and the southeast corner of Lot 536 of Hillsboro Park, Section 13, as recorded in Plat Book 4175, page 20, said Register's Office; thence, along the easterly line of Hillsboro Park North 02 degrees 46' East, 527 feet to an iron rod; thence, along new division lines severing the Willis property South 84 degrees 52' East, 413.32 feet to an iron rod; South 02 degrees 35' West, 527.00 feet to an iron rod on the northerly right of way of Old Hickory Boulevard; thence, along said right of way North 84 degrees 52' West, 415.00 feet to the beginning, containing 5.00 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 S. Public Square, Centerville, Tennessee, dated January 11, 1995.

BEING the same property conveyed to Joseph D. Bankemper and wife, Marian E. Bankemper by deed from Jerry Channell and wife, Susan Channell and Juliette Channell of record in Book 11345, page 174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantor(s); and (b) sewer easement of record in Book 7853, page 130, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1702 Old Hickory Blvd., Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand this 19th day of January, 2001

Joseph D. Bankemper

Marian E. Bankemper by Joseph D. Bankemper
Attorney in Fact

Davidson County DEEDWARR
Recvd: 01/23/01 12:34 2pgs
Fees:11.00 Taxes:1461.50

20010123-0006924

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 Joseph D. Bankemper

the bargainor s, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of January, 2001.

Commission expires _____

Notary Public

KEVIN D. MONTGOMERY NOTARY Exp 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

On this 19th day of January, 2001, before me personally appeared **Joseph D. Bankemper,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Marian E. Bankemper** and acknowledged that he executed the same as the free act and deed of **Marian E. Bankemper.**

WITNESS my hand and seal this 19th day of January, 2001.

NOTARY PUBLIC

My commission expires: _____

KEVIN D. MONTGOMERY NOTARY Exp 10/25/2003 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE