18A
JM

#2183881.1 3/14/01
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Litton Advance, L.L.C. 112 Long Hollow Pike Suite 212 Goodlettsville, TN 37072	Same	Map 72-10, Parcel 157

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, T. L. MULLEN, a resident of Cedartown, Georgia ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto LITTON ADVANCE, L. L. C. ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto (the "Property").

The source of this description is the Plat.

Being the same property conveyed to Grantor by deed of record in Book 4467, page 36, said Register's Office.

This is improved property known as 2824 Gallatin Pike, Nashville, Tennessee.

Said Property is conveyed subject to the following matters:

1. 2001 Taxes, a lien which are not yet due and payable.

2. Easement for Sanitary Sewers and Storm Drainage as set forth in instrument recorded in Book 3709, page 180 and Book 3827, page 784.

3. Easement for Sanitary Sewers and Storm Drainage as set forth in instrument recorded in Book 3709, page 184. (Easement Parcel)

4. All matters shown on Plat recorded in Book 9700, page 262.

5. All matters shown on Survey of Volunteer Surveying Dated November 27, 2000.

TO HAVE AND TO HOLD said Property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 03/23/01 14:24 3pgs
Fees:15.00 Taxes:1295.00
20010323-0028265

WITNESS my hand this 21st day of March, 2001.

T. L. MULLEN

Leila W. Mullen, wife of T. L. Mullen, joins in this conveyance to convey any interest which she may have in the Property arising as a result of her marriage to T. L. Mullen.

LEILA W. MULLEN

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ PALM BEACH)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, T. L. MULLEN and wife LEILA W. MULLEN, the within named bargainors, 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, at office, this 21 day of March, 2001.

JANET V. FISHER
MY COMMISSION # CC 632602
EXPIRES: July 12, 2001
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires: 7-12-01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $350,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of March, 2001.

Notary Public

My Commission Expires: May 30, 2004

JONI MILLER NOTARY PUBLIC AT LARGE STATE OF TENN.

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Final Subdivision Plat, Parts America, as shown on plat of record in Plat Book 9700, page 262, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to T. L. Mullen by Deed of record in Book 4467, page 36, Register's Office for Davidson County, Tennessee.