THIS INSTRUMENT PREPARED BY: MUDTER & PATTERSON ATTORNEYS-AT-LAW 2000 Richard Jones Rd., Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17639	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $450,000.00 Affiant Subscribed and sworn to before me, this 1st day of June, 2001. Notary Public My Commission Expires: 1/3/04

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
GREI S. HINSEN 2034 Richard Jones Rd. Nashville, TN 37215	NEW OWNER	161 74DA78980

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, BRITAIN'S INC., A TENNESSEE CORPORATION, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ~~XXXXXXXXXX~~ ~~XXXXXXXXX~~ GREI S. HINSEN, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2034 Richard Jones Rd., Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2001.

BRITAIN'S INC., A TENNESSEE CORPORATION

By: _____
ROY PARKER, PRESIDENT

Davidson County DEEDWARR
Recvd: 06/04/01 15:27 2pgs
Fees:11.00 Taxes:1665.00
20010604-0057863

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY PARKER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the PRESIDENT of BRITAIN'S INC., A TENNESSEE CORPORATION, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of June, 2001.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section 1 Becker Commercial Subdivision, as of record in Plat Book 4350, page 77, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Britains, Inc., a Tennessee Corporation by deed from Printers Press, Incorporated, a Tennessee Corporation of record in Book 11695, page 825, said Register's Office.

EXHIBIT "A"

Being the same property conveyed to Britains, Inc., a Tennessee Corporation by deed from Printers Press, Incorporated, a Tennessee Corporation of record in Book 11695, page 825, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 4350, page 77, said Register's Office.