PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

COMMONWEALTH TITLE AGENCY
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **June, 2001, by and between ROSA BOATMAN SUTTON, A WIDOW, UNMARRIED, hereinafter called Grantor, and AMERICAN CONSULTING CORPORATION, A TENNESSEE CORPORATION, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WE, ROSA BOATMAN SUTTON, A WIDOW, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto AMERICAN CONSULTING CORPORATION, A TENNESSEE CORPORATION, hereinafter referred to as Grantee, its successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1116 SNOW AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Rosa Boatman Sutton
ROSA BOATMAN SUTTON
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/02/01 08:44 3pgs
Fees:15.00 Taxes:148.00

20010702-0069474

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ROSA BOATMAN SUTTON, A WIDOW, UNMARRIED, the within named bargainor, 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, at office, this **26th** day of June, 2001.

Notary Public

DENISE C. ILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires May 30, 2004

My Commission Expires: _____

Name and Address of Property Owner:

AMERICAN CONSULTING CORPORATION, A TENNESSEE CORPORATION

P.O. BOX 160644
NASHVILLE, TN 37216

Property Address:

1116 SNOW AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-2, PARCEL 2

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$40,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Dale Hall, Pres.
Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **June, 2001.**

Notary Public

DENISE C. ILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: _____

My Commission Expires May 30, 2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being part of Lot 33 on the map of the Subdivision of Lots 24 and 33 of the Dixie Pure Foods Subdivision, as of record in Book 421, page 74, Register's Office for said County and described as follows:

Beginning at a point in the northerly margin of Snow Avenue, formerly Commerce Street, in the center line of Milton Avenue marked closed on said plan; thence with the center of said Avenue north 20 degrees west 200 feet; thence south 80-1/2 degrees west 100 feet; thence south 20 degrees east 200 feet to the northerly margin of Snow Avenue; thence along said Avenue, north 80-1/2 degrees east 100 feet to the beginning.

Being the same property conveyed to HOWARD C. SUTTON AND WIFE, ROSA BOATMAN SUTTON, by Warranty Deed from SAMUEL M. GENTRY ET UX, GEORGIA ANN GENTRY, of record in BOOK 3069, PAGE 548, Register's Office for DAVIDSON County, Tennessee. HOWARD C. SUTTON having since died, the property vests by operation of law in his surviving spouse, Rosa Boatman Sutton, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 43-2, PARCEL 2, 2000 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 349.17).

2. All matters as set forth on the Plan of record in Plat Book 421, page 74, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Unrecorded easements for roads and utilities, if any.