Box 5

Map/Parcel 105-08-0 269.00

Send Tax Statements to:
Doug Brewington
305 Carney Street
Nashville, TN 37210

Davidson County DEEDWARR
Recvd: 12/05/01 09:34 2pgs
Fees:13.00 Taxes:314.50
20011205-0133606

This Instrument Prepared By:
Joseph P. Rusnak
TUNE, ENTREKIN & WHITE, P.C.
Twenty-First Floor, AmSouth Center
Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Allen Morgan (the "Grantor"), has bargained and sold and by these presents do hereby transfer and convey unto Doug Brewington (the "Grantee"), his heirs and assigns forever, the following described property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 an the Map of Melville Williams' Subdivision, as of record in Book 161, page 30, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 3 fronts 52 feet on the Southeasterly side of Carney or Cass Street and runs back between parallel lines 100 feet to a dead line.
>
> Being the same property conveyed to Allen Morgan, by warranty deed of Don R. Cameron, III and Tim L. Cameron, of record in Book 8488, page 603, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 305 Carney Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the Grantee, his heirs and assigns forever.

AND GRANTOR DOES COVENANT with the Grantee, his heirs and assigns, that he is lawfully seized and possessed of said property, that he has good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2001 Davidson County, Tennessee property taxes are a lien but are not yet due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has caused this instrument to be executed this 4 day of December 2001.

Allen Morgan

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Allen Morgan the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 4 day of December 2001.

Notary Public

My Commission expires: 23 March 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $85,000.00.

Doug Brewington

Sworn to and subscribed before me on this 4 day of December 2001.

Notary Public

My Commission expires: 23 March 2002

H:\JPRAssistant\JPR\Brewington\WarrantyDeed305.wpd