PROPERTY TAX INFORMATION:

OWNER: Eastland Construction Inc.
1483 N. Mt. Juliet Road #213
Mt. Juliet, TN 37122

SEND TAX BILLS TO: same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Part of Map 98, Parcels 132, 133

WARRANTY DEED

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 undersigned, **Baypointe, LLC**, a Tennessee limited liability company, have bargained and sold and does hereby transfer and convey unto **Eastland Construction Inc.,** its successors and assigns, forever, that certain tract or parcel of real estate situated in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being all of Lot No. 36, Baypointe, Phase II, of record in Plat Book 20010608-0060679, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Baypointe, LLC, a Tennessee limited liability company, of record in Book 11748, Page 257, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the same is unencumbered, except by lien of the 2001 property taxes which have been prorated between the parties.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this deed.

Davidson County DEEDWARR
Recvd: 12/06/01 09:35 2pgs
Fees:13.00 Taxes:140.60
20011206-0134322

WITNESS OUR HAND, this the 20th day of November, 2001.

Baypointe, LLC
a Tennessee limited liability company

By: _____

Title: Co.

STATE OF TENNESSEE)
ss.
DAVIDSON COUNTY)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Bobby Eastland, Jr., with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Baypointe, LLC, the within named bargainor, a Tennessee limited liability corporation, and that he, as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation, by himself, as such officer.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

_____
NOTARY PUBLIC

My Commission Expires: 4/19/04

JACK EVANS GRITTON, II
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
ss
RUTHERFORD COUNTY)

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 38,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me, on this 20th day of November, 2001.

_____
NOTARY PUBLIC

My Commission Expires: 04-19-04

JACK EVANS GRITTON, II
Notary At Large
RUTHERFORD COUNTY, TN