THIS INSTRUMENT PREPARED BY:
Wm. Barton Kaserman, Attorney
112 Glenleigh Court
Suite 1
Knoxville, Tennessee 37922

Davidson County DEEDWARR
Recvd: 01/03/02 11:01 2pgs
Fees:13.00 Taxes:240.50
20020103-0000905

RESPONSIBLE TAXPAYER & OWNER:

NAME J & B Property Holdings, LLP

ADDRESS 920 McCallie Ave., Chattanooga, TN 37403

PARCEL ID#138-02-0-344-00

WARRANTY DEED

THIS INDENTURE is made this 18th day of December, 2001, by and between **COLLINS AND COMPANY, INC.**, a Tennessee Corporation (hereinafter called "First Party"), and **J & B PROPERTY HOLDINGS, LLP**, a Tennessee Limited Liability Partnership consisting of Gregory E. Bankston and James M. Johnston (hereinafter called "Second Party").

WITNESSETH:

THAT said First Party, for and in consideration of the sum of $1.00 cash and other good and valuable considerations to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto said Second Party the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 25 on the Map of the McLester Addition to Nolen Heights, as of record in Book 421, page 92, Register's Office for said County.

SAID Lot No. 25 fronts 50 feet on the northerly side of Harrison Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed by deed dated March 1, 1990, to Collins and Company, Inc., a Tennessee Corporation, from Edward H. Burrell and wife, Brenda D. Burrell, and recorded in Deed Book 8060, page 139 in the Register's Office for Davidson County, Tennessee, to which specific reference is hereby made for further description.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS conveyance is made **SUBJECT** to applicable restrictions, minimum building setback lines, existing easements and all conditions shown of record, if any. The property above described is further conveyed **SUBJECT** to any and all visible and/or recorded rights-of-way and easements and **SUBJECT** to any and all easements and rights-of-way acquired by use and possession, whether visible and/or recorded or not.

THE preparer of this instrument makes no representation as to the status of the title of the property described and conveyed herein. This description is prepared from information furnished to the preparer; and no representation as to the accuracy thereof is made, intended or to be implied.

THE address of the above described property is **324 Harrison Street, Nashville, Tennessee 37211**.

WITH the hereditaments and appurtenances thereto appertaining, TO HAVE AND TO HOLD the said premises to said Second Party, its successors and assigns forever.

AND said First Party (for itself and for its successors) does hereby covenant with said Second Party (and its successors and assigns) that First Party is lawfully seized in fee simple of the premises above conveyed and has full power, right and authority to convey the same; that said premises are free from all encumbrances, except the 2001 property taxes, which have been prorated between the parties and which Second Party hereby assumes and agrees to pay; and that First Party will forever warrant and defend said premises and the title thereto against the lawful claims of all persons whomsoever.

THIS DEED is executed pursuant to authority given by the Board of Directors of said Company.

WHEREVER applicable, words used herein in the plural shall include the singular; and words used in one gender shall include masculine, feminine and neuter, as the case may require.

IN WITNESS WHEREOF, First Party has hereunto caused these presents to be signed by its President the day and year first above written.

COLLINS AND COMPANY, INC.

By _____
James M. Johnston, President

STATE OF TENNESSEE
COUNTY OF Knox

Before me, the undersigned authority, a notary public in and for the state and county aforesaid, personally appeared **JAMES M. JOHNSTON**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be President of **COLLINS AND COMPANY, INC.**, the within named bargainor, a corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as said officer.

Witness my hand and official seal at office in Knox County, Tennessee, on this 18th day of Dec., 2001.

_____
Notary Public

My commission expires: 4-26-05

KIMBERLY M. SAWYER
NOTARY PUBLIC AT LARGE
KNOX COUNTY, TN
My COMMISSION EXPIRES
APRIL 26, 2005

STATE OF TENNESSEE
COUNTY OF

I HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER (OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER) IS $65,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR, VOLUNTARY SALE.

_____

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 19th DAY OF December, 2001.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-2-2002

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE