OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 605,000.00

A.B. Hall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8TH
DAY OF DECEMBER 2001.

NOTARY PUBLIC

My Commission expires: 31 January 2004

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney & Counsellor at Law, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Hummco Enterprises, L.P.	SAME	
(NAME)	(NAME)	093-08-0-019.00
601 Lynnbrook Road		093-08-0-081.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-1025		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/08/02 13:15 2pgs
Fees:13.00 Taxes:2238.50
20020108-0002742

Special Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

KAREN R. MILLER, TRUSTEE OF GST TAXABLE MARITAL TRUST UNDER WILL OF LARRY JACK MILLER,

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

HUMMCO ENTERPRISES, L.P.,

hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Beginning at an existing iron rod located in the northerly right-of-way line of Davidson Street, 80 feet in width, at a corner common with the property of Sinclair & Valentine, L.P., as of record in Deed Book 7166, page 330, at the register's office for Davidson county, Tennessee; thence leaving the northerly right-of-way line of Davidson Street with the easterly property line of Sinclair & Valentine, L.P., north 13 deg 00 min 00 sec west, 274.94 feet to an existing iron rod in the southerly property line of Jesse Ray Mayo, Jr., as of record in deed book 8545, page 746, at the Register's Office for Davidson County, Tennessee; thence with the southerly property line of Jesse Ray Mayo, Jr., north 77 deg 02 min 34 sec east, 261.34 feet to an existing iron rod in the westerly right-of-way line of South Sixth Street, 50 feet in width; thence with the westerly right-of-way line of South Sixth Street, south 25 deg 28 min 45 sec east, 261.40 feet to an existing iron rod; thence with a curve to the right, along an arc length of 65.45 feet, the central angle of which is 107 deg 08 min 45 sec, the radius of which is 35.00 feet, the chord of which is south 28 deg 05 min 38 sec west, 56.32 feet to an iron rod set, in the northerly right-of-way line of said Davidson Street; thence with the northerly

right-of-way line of Davidson Street, south 81 deg 40 min 00 sec west, 281.74 feet to the point of beginning. Containing 83,981 square feet or 1.928 acres more or less. The foregoing according to the survey dated November 2, 2001, by R. Scott Cherry, Registered Land Surveyor, Tennessee No. 1512.

Being the same property conveyed to Karen R. Miller, Trustee of the GST Taxable Marital Trust under the Will of Larry Jack Miller, Deceased (as probated in the Probate Court for Wilson County, Tennessee, and lodged in Will Book A-7, Page 50), by Quitclaim Deed from Karen R. Miller, Executrix of the Estate of Larry Jack Miler, Deceased, of record in Book 11086, Page 182, Register's Office for Davidson County, Tennessee.

Being improved property known as 515 Davidson Street, Nashville, Tennessee 37213.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. I covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for matters herein disclosed, matters disclosed on the Plan of Record in Book 57, page 154 Register's Office for Davidson County; and matters disclosed in the survey referenced above. I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through me, but no further. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29TH day of December, 2001

Karen R. Miller, Trustee
KAREN R. MILLER, TRUSTEE OF
GST TAXABLE MARITAL TRUST
UNDER WILL OF LARRY JACK MILLER

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
COUNTY OF WILSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **KAREN R. MILLER, TRUSTEE OF GST TAXABLE MARITAL TRUST UNDER WILL OF LARRY JACK MILLER**, the within named bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29TH day of December, 2001.

My Commission expires: 10-25-2003

D. Jefferson Herring
Notary Public

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.