Prepared by and after Recording Return To:
Title Enterprises, LLC
214 Centerview Drive
Suite 225
Brentwood, TN 37027
2-011071

Davidson County DEEDWARR
Recvd: 03/11/02 09:45 4pgs
Fees:23.00 Taxes:205.35
20020311-0029904

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other goods and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **L. M. M., A Joint Venture, who's owners are Jim E. McCullough, (40%, Jimmy Lewis (40%), and Wayne M. McInturff and wife, Emma S. McInturff (30%) both of which are deceased** (hereinafter referred to as "Grantors) have this day bargained and sold and do hereby transfer and convey unto **Lewis Children's Trust (a 45% interest) and Jim E. McCullough (a 55% interest)** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **DAVIDSON** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all person, whomsoever.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property.

The taxes for the current year have been prorated and are assumed by the Grantee(s).

Witness my hand this 9 day of March, 2002.

Jimmy Lewis

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jimmy Lewis**, 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 by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 8 day of March, 2002.

Notary Public
My Commission Expires 6-21-03

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires JUN 21, 2003

Witness my hand this 8 day of March, 2002.

Jim E McCullough

Jim E. McCullough

STATE OF TENNESSEE
COUNT OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jim E. McCullough**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 8 day of March, 2002.

April G. Nichols

Notary Public
My Commission Expires 6-21-03

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN My Commission Expires JUN 21, 2003

Witness my hand this 8 day of March, 2002

Sherry Cox

Sherry Cox, individually and as executrix of the estate of Emma S. McInturff

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sherry Cox,** with whom I am personally acquainted, or proved to me on basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 8 day of March, 2002.

April G. Nichols

Notary Public
My Commission Expires 6-21-03

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN My Commission Expires JUN 21, 2003

Witness my hand this _____ day of March, 2002

Henry Clay Barry for Linda Sue Choate or Lichtgarn

Henry Clay Barry, attorney in fact for Sue Lichtgarn A.K.A. Linda Sue Choate

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Henry Clay Barry,** with whom I am personally acquainted, or proved to me on basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 8 day of March, 2002.

April G. Nichols

Notary Public
My Commission Expires 6-21-03

APRIL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires JUN 21, 2003

COUNTY OF Williamson
State of TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $55,500.00.

Affiant

Subscribed and sworn to before me this 8 day of March, 2002.

Notary Public

My Commission Expires: _____

APRIL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

Map: 93-10-388.00 and 93-10-386.00

New Owners
Lewis Children's Trust
Jim E. McCullough
304 & 306 4th Avenue South
Nashville, TN 37201

Send Tax Bills To:
Same

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Tract A:
BEGINNING on the East side of Cherry Street (4th Avenue South) at John Dougherty's line, running thence with said street twenty-six (26) feet, southwardly, to a stake; thence eastwardly right angles 102 feet to a stake; thence northwardly at right angles twenty-six (26) feet to said Dougherty's line; thence at right angles with said Dougherty's lines and westwardly one hundred and two (102) feet to the beginning.

INCLUDED in the above description, but EXCLUDED therefrom is that portion of subject property taken by the City of Nashville to widen 4th Avenue South. The above described property is known as Lots 22 and 23 of Kirkman Subdivision of Lots 15 and 17 and 25 to 27, of Davidson Academy, of record in R-460, said Register's Office.

This is unimproved property known as 304 Fourth Avenue South, Nashville, TN 37201.

TRACT B:
Being the southerly 19 feet of Lot No. 23 and the northerly 30-1/2 feet of Lot No. 24 in Kirkman's Subdivision of Part of the Davidson Academy Property, a plan of which subdivision is of record in Book "R", Page 460, of the Register's Office for said County, described as follows:

BEGINNING at a point 65 feet south of the corner of Kirkman, now Mulloy Street, and Cherry Street, now Fourth Avenue South; thence southwardly with the east line of said Cherry Street 49-1/2 feet; thence at right angles to the said Cherry Street eastwardly to Almond Street, now Hume Street; thence northwardly 49-1/2 feet; thence westwardly the depth of the whole lot to the beginning corner.

This is improved property known as 306 Fourth Avenue, South, Nashville, TN 37201.

Being the same property conveyed to L.M.M., A Joint Venture, from Wayne M. McInturff and wife, Emma S. McInturff and Jim E. McCullough by Quitclaim Deed dated August 31, 1999 and recorded October 7, 1999 in Book 11695, page 345, Register's Office for Davidson County.