Box 17

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00

Buford Sudberry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2002

Phyllis Keenan
Notary Public

MY COMMISSION EXPIRES: 3-26-05
(AFFIX SEAL)

PHYLLIS KEENAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sudberry Millwork, Inc. (NAME) | Same (NAME) | MAP 133-6 |
| 443 Atlas Dr (ADDRESS) | (ADDRESS) | PARCEL 247 |
| Nashville TN 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fred Felts and wife, Jeanne Marie Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sudberry Millwork, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 22 on the Plan of Resubdivision of Lots 22 and 23 Section 7 and Resubdivision of Lot 24 Section 7 Allied Industrial Park, of record in Book 9700, page 871, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred Felts and wife, Jeanne Marie Felts by deed from Donald T. Brothers and wife Peggy Sue Brothers of record in Book 5112, page 284, and to Fred Felts and wife, Jeanne Felts by deed from J. Kendall Gregory and wife Patrica R. Gregory of record in Book 11431, page 752, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 9700, page 871, said Register's Office.

Taxes for the year 2002 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Davidson County DEEDWARR
Recvd: 05/20/02 11:24 2pgs
Fees:13.00 Taxes:1850.00
20020520-0061351

unimproved ( )
This is improved ( X ) property, known as 441 Atlas Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 hand s this 14th day of May 2002

Fred Felts
Fred Felts

Jeanne Marie Felts
Jeanne Marie Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred Felts and wife, Jeanne Marie Felts

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2002.

Commission expires 3-26-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public