This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY. P.C.
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

Davidson County DEEDWARR
Recvd: 06/05/02 14:23 2pgs
Fees:13.00 Taxes:2960.00
20020605-0068311

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, BETCAM, A TENNESSEE PARTNERSHIP COMPOSED OF R. STEVEN BUTLER, JIMMY J. EVANS, CHARLES W. THOMPSON, MARSHALL A. CARTER AND JOHN T. MILLER ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto STEVE ELMORE ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

TRACT OF LAND IN THE SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, TENNESSEE, BEING LOTS NOS. 50 AND 51 IN SIDCO SUBDIVISION, SECTION III, OF RECORD IN BOOK 2663, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NOS. 50 AND 51 ADJOIN AND FRONT TOGETHER 200 FEET ON THE WESTERLY SIDE OF FOSTER-CREIGHTON DRIVE, AND RUN BACK BETWEEN PARALLEL LINES 210 FEET TO THE CENTER LINE OF A 50 FOOT PRIVATE EASEMENT AS SHOWN ON SAID PLAN.

THIS BEING THE SAME PROPERTY CONVEYED TO BETCAM, A TENNESSEE PARTNERSHIP COMPOSED OF R. STEVEN BUTLER, JIMMY J. EVANS, CHARLES W. THOMPSON, MARSHALL A. CARTER AND JOHN T. MILLER BY SPECIAL WARRANTY DEED OF KEEBLER COMPANY (FORMERLY KNOWN AS UNITED STATES BISCUIT COMPANY OF AMERICA) DATED MAY 5, 1986 AND RECORDED MAY 08, 1986 IN BOOK 6851, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as 2945 FOSTER CREIGHTON DRIVE, NASHVILLE, TN. 37204

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 27th day of May, 2002

BETCAM, A TENNESSEE PARTNERSHIP

BY: John T. Miller
John T. Miller, Managing Partner

betcam.wd.doc

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John T. Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing Partner of BETCAM, a Partnership, the within named Bargainor, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself, as such managing Partner.

Witness my hand and official seal this the 25th day of May, 2002.

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires FEB. 27, 2005

Notary Public

My Commission Expires: 2/27/05

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 800,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John T. Miller, Managing Partner
Affiant

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires FEB. 27, 2005

Subscribed and sworn to before me this 25th day of May, 2002.

Notary Public

My Commission Expiration:

RETURN TO:

W. William Davis, Attorney, P.C.
219 Ward Circle Suite 3
Brentwood, Tenn. 37027

SEND TAX BILLS TO:

Same as New Owner
2945 Foster Creighton Drive
Nashville, Tenn. 37204

PROPERTY ADDRESS:

2945 Foster Creighton Dr.
Nashville, Tenn. 37204

MAP PARCEL NUMBER
118-16-37

betcam.wd.doc