THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN
& CALDWELL (RDB)
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO:**
JRB Properties, LLC c/o John R. Burch, Jr. 3 Webster Lane Nashville, TN 37205	Same	118-12-57

SPECIAL WARRANTY DEED

WHEREAS, by Deed of record in Book 9566, Page 792, of the Register's Office for Davidson County, Tennessee, the below described property is titled in the name of JRB Investments, L.L.C., whose sole members were John R. Burch and John R. Burch, Jr., and

WHEREAS, on December 27, 1999, JRB Investments, L.L.C., was merged with and into JRB Investments, a Tennessee general partnership, with JRB Investments being the survivor of the merger; and

WHEREAS, JRB Investments is an existing Tennessee general partnership composed of John R. Burch and John R. Burch, Jr.; and

WHEREAS, JRB Investments, a Tennessee general partnership, hereby distributes to John R. Burch and John R. Burch, Jr., each, an undivided fifty (50%) ownership interest in common in and to the real property described below; and

WHEREAS, John R. Burch and John R. Burch, Jr. hereinafter referred to as Grantors, **for and in consideration** of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do transfer and convey unto **JRB Properties, LLC,** a Tennessee limited liability company, formed and organized with its sole members being John R. Burch and John R. Burch, Jr.; and hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Davidson County DEEDWARR
Recvd: 07/03/02 11:01 4pgs
Fees:23.00 Taxes:725.20
20020703-0080140

Being Lot No. 63 on the Plan of Sidco, Section Three of record in Book 2663, page 41, Register's Office for said county, and described as follows:

Beginning at a point in the southerly margin of Thompson Lane at the corner of Lots 63 and 64; thence with the line between said lots, southerly 163.45 feet to a corner of Lot 62, thence with the line between Lots 62 and 63, westerly 150 feet to the east margin of Foster Creighton Drive; thence with the margin of the same northerly 116.5 feet to the beginning of a curve; thence around said curve northeasterly 80.02 feet to the south margin of Thompson Lane; thence with the margin of the same easterly 103.45 feet to the point of beginning.

Being the same property conveyed JRB Investments, LLC by Quitclaim Deed from J. R. Burch of record in Book 9566, page 792, all in the Register's Office for Davidson, County, Tennessee.

The above description is identical to that contained in the prior deed to this property.

This is improved property, known as 609 Thompson Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto appertaining unto the said Grantee, its successors, and assigns in fee simple forever.

The said Grantors do hereby covenant with the said Grantee that the title and quiet possession thereto they will warrant and defend against the lawful claims of all persons claiming by, through or under them, but not further or otherwise.

{SIGNATURES APPEAR ON FOLLOWING PAGE}

WITNESS the signature of Grantors, individually and as all of the parties of the said partnership on this 28th day of June, 2002.

JRB INVESTMENTS, a Tennessee General Partnership

By: _____
John R. Burch, Partner and Individually

By: _____
John R. Burch, Jr., Partner, and Individually

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Ruth Hene Carruthers, a Notary Public in and for said County and State, personally appeared **John R. Burch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he, in his individual capacity, executed the foregoing instrument for the purposes therein contained and who, upon oath, further acknowledged himself to be a partner of, **JRB Investments, a Tennessee General Partnership,** and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand, at office, this 28th day of June, 2002.

Ruth Hene Carruthers
NOTARY PUBLIC

My Commission Expires: 11-17-02

N RAC 391499 v1
0-0 06/19/2002

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, personally appeared **John R. Burch, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he, in his individual capacity, executed the foregoing instrument for the purposes therein contained and who, upon oath, further acknowledged himself to be a partner of, **JRB Investments, a Tennessee General Partnership,** and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

WITNESS my hand, at office, this 28th day of June, 2002.



Ruth Anne Carruthers
NOTARY PUBLIC

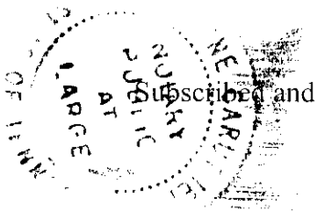
My Commission Expires: 11-17-02

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 196,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

J R C Burch
AFFIANT



Subscribed and sworn to before me, this 28th day of June, 2002.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 11-17-02

N RAC 391499 v1
0-0 06/19/2002