THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***200,000.00.

Scott P Burns
Affiant

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

Mitchell A Watts
Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 10/31/02 10:52 2pgs
Fees:13.00 Taxes:740.00
20021031-0133453

ADDRESS OF NEW OWNER

SCOTT P. BURNS
1710 Natchez Trace
Nashville, Tennessee 37212

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 104-07-0
PARCEL 281.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND 00/100 DOLLARS ($***200,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, JANET S. BURNS, TRUSTEE of the Janet Sue Burns Inter Vivos Trust dated November 16, 1999, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto SCOTT P. BURNS, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 and the northerly 9.0 feet of Lot No. 3 on the Plan of Geo. T. Waddey's Subdivision of Lots Nos. 1, 2, 3 and 4 of Stokes and Marshall's Subdivision as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 and part of Lot No. 3 front together 59.0 feet on the easterly side of Natchez Trace or 28th Avenue, South, (formerly Compton Avenue) and run back between parallel lines 145.0 feet to an alley.

BEING the same property conveyed to Janet S. Burns, Trustee of the Janet Sue Burns Inter Vivos Trust dated the 16th day of November, 1999 (Janet S. Burns also being known as Janet Sue Burns) by deed from Janet E. Burns and C. Patrick Burns, wife and husband, of record as Instrument No. 20000118-0005990 in the Register's Office for Davidson County, Tennessee.

This is improved property known as1710 Natchez Trace, Nashville, Tennessee 37212.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she as Trustee is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Geo. T. Waddey's Subdivision of Lots Nos. 1, 2, 3 and 4 of Stokes and Marshall's Subdivision of record in Book 421, page 42, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of October, 2002.

Janet S. Burns

Janet S. Burns, Trustee of the Janet Sue Burns Inter Vivos Trust dated 11/16/1999

STATE OF Iowa)
COUNTY OF Johnson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet S. Burns, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Trustee executed the within instrument for the purposes therein contained by signing as Trustee.

Witness my hand and official seal this 24 day of October, 2002.

Michael J Cilek
Notary Public

My Commission Expires: 11-7-05

MICHAEL J CILEK
Notarial Seal - Iowa
Commission # 134029
My Commission Expires 11-7-05