THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 11/08/02 09:03 3pgs
Fees:18.00 Taxes:3552.00

20021108-0137776

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Advance/KC, LLC c/o Scott W. Benson P. O. Box 25069 Colorado Springs, CO 80936	Same as New Owner	Map 72-10 Parcel 157 Map 71-10 Parcel 160

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 all of which is hereby acknowledged, LITTON ADVANCE, LLC, a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ADVANCE/KC, LLC, a Colorado Limited Liability Company, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Subdivision Plat, Parts America, as shown on plat of record in Plat Book 9700, page 262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Litton Advance, L.L.C. by deed from T. L. Mullen of record in Instrument No. 20010323-0028265, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 2824 Gallatin Pike, Nashville, TN 37216.

TOGETHER with a Joint Ingress/Egress Easement as set forth in instrument recorded as Instrument No. 20010323-0028266, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron pin located on the western right-of-way of Gallatin Pike being 34 feet off of the centerline of Gallatin Pike and across from Dozier Place. This pin is a common property corner of Tax Map 72-10, Parcel 157, Deed Book 4467, page 36 and Tax Map 72-10, Parcel 160, Deed Book 4777, page 821; thence along the eastern right-of-way of Gallatin Pike in a southerly direction a distance of 29 feet to a point; thence leaving the eastern right-of-way of Gallatin Pike at said point at a 90 degree angle in an easterly direction, a distance of 40 feet to a point; thence turning a 90 deg. angle in a northerly direction and traveling in a northerly direction, passing through the common property line of the afore-mentioned properties, a total distance of 45 feet from the previous point; thence turning a 90 degree angle in a westerly direction and traveling a distance of 40 feet to a point on the eastern right-of-way line of Gallatin Pike; thence along the eastern right-of-way line in a southerly direction 16 feet to the existing iron pin previously mentioned, containing 0.04 acres, more or less.

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, its heirs and assigns, forever.

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

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which will be paid if full, without proration, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 9700, page 262, said Register's Office.

3. Subject to Sewer Easement of record in Book 3709, page 180 and Book 3827, page 784, said Register's Office.

4. Subject to Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of record in Book 3709, page 184, said Register's Office (Easement Parcel only).

5. Subject to Storm-water Detention Agreement of record in Instrument No. 20010412-0036048, said Register's Office.

6. Subject to terms and conditions of Joint Ingress/Egress Easement of record in Instrument No. 20010323-0028266, said Register's Office.

And, the GRANTOR does further covenant and bind itself, its successors or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

LITTON ADVANCE, LLC

BY: _____
STEVE POWERS, Chief Manager

BY: _____
JANICE A. ALBRIGHT, Secretary

"GRANTEE"

ADVANCE/KC, LLC

BY: _____
SCOTT W. BENSON, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEVE POWERS and JANICE A. ALBRIGHT, with whom I am personally acquainted and who acknowledged themselves to be the Chief Manager and Secretary, respectively, of LITTON ADVANCE, LLC, the bargainor, a limited liability company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Chief Manager.

WITNESS my hand and official seal, this the 31st day of October, 2002.

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

_____
NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SCOTT W. BENSON, with whom I am personally acquainted and who acknowledged himself to be the Chief Manager of ADVANCE/KC, LLC, the bargainor, a limited liability company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and official seal, this the 31st day of October, 2002.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $960,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of October, 2002.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005