This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 05/20/03 09:04 3pgs
Fees:18.00 Taxes:1147.00
20030520-0068414

ADDRESS NEW OWNER:
SELL EXCELL, INC.
P. O. Box 721031
Houston,TX 77272-1031

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 107-13
PAR.# 154.00/156.00
02DA-55835
02DA-55842

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, George O. Sledge III, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto SELL EXCELL, INC., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

This is the same descriptions as in previous deeds of record.
THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 2003 have been assumed by Buyer.

This is unimproved property known as 1003-1005 Thompson Place, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SELL EXCELL, INC., its successors and assigns, forever; and I, George O. Sledge III, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 30th day of April, 2003.

George O. Sledge III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George O. Sledge III, married the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 2003.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 11/27/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 310,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of April, 2003.

NOTARY PUBLIC
My Commission Expires: 11/27/04

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

EXHIBIT "A"

Tract I - 1003 Thompson Lane - Map 107-130 Par. 156.00

BEING Lot No. 1, on the Plan of Gower Center, of record in Plat Book 6250, Page 820, which voids, vacates and supercedes the recording of Lots 14, 15, & 16 on the Plan of H. W. William's Land, of record in Rook 517, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to George. O. Sledge, III by deed from William R. Albright and wife, Martha Albright, of record in Book 5717, Page 706, Register's Office for Davidson County, Tennessee.

TRACT II - 1005 Thompson Lane, - Map 107-130 Par. 154.00

LAND in the 3rd, formerly the 2nd Civil District of Davidson County, Tennessee, and being a part of Lot No. 17 on the Map of H. W. Williams Land of record in Book 547, Page 63, said Register's Office.

BEGINNING at a point in the northerly margin of Thompson Place, said point being 300 feet, more or less, east of the northwest corner of Murfreesboro Road and Thompson Place; thence along the northerly margin of Thompson Place, N75°11'E, 100 feet to a fence; thence along said fence N5°50"W, 156.8 feet to a point; thence S73°06'W, 88 feet to an iron pin; thence N87°58'W, 12 feet to a point; thence in a southerly direction 155 feet, more or less, to the point of beginning.

INCLUDED IN THIS DESCRIPTION but specifically excluded therefrom is the following described property.

BEING LAND in the 3rd Civil District, being a portion of Lot 1 on the Plan of the H. W. Williams Lands of record in Book 4300, Page 140, said Register's Office, described as follows:

BEGINNING at a point situated in the northerly margin of Thompson Place; said point also being 186 feetm more or less from the easterly margin of Murfreesboro Road; said point also being the front property corner of Lots 1 and 2 of the aforesaid plan of the H. W. Williams Lands; thence leaving said margin of Thompson Place and along the common property line of Lots 1 and 2, N06°07'27"W, 153.60 feet to a point; thence S11°43'E, 152.32 feet to a pint; said poing being situated on the aforesaid northerly margin of Thompson Place; thence with the said margin of Thompson Place, S76°10;51"W, 15.00 feet to the point of beginning, containing 1,141 square feet or 0.03 acres, more or less.

BEING the same property conveyed to George. O. Sledge, III by deed from William R. Albright and wife, Martha Albright, of record in Book 5717, Page 708, Register's Office for Davidson County, Tennessee.