PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(GJ) Title No: 44570
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/20/03 13:49 2pgs
Fees:13.00 Taxes:1073.00
20030520-0068734

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Douglas J. Erickson 312 53rd Ave. North Nashville, Tennessee 37209	First Mississippi Capital Corporation 750 Avignon Drive Bldg 2 Suite 1 Ridgeland, Mississippi 39157

TAX MAP-PARCEL NUMBERS: 91-15-119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **High Mark Construction Group, Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas J. Erickson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being part of Block 12 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, said Register's Office.

Beginning at a point in the east margin of 53rd Avenue North at the southeast corner of 53rd Avenue North and Elkins Avenue; thence continuing South along said margin, 45 feet to a point; thence East running between parallel lines and along the southerly margin of Elkins Avenue, 120 feet to the rear property line, measuring 45 feet thereon.

Being the same property conveyed to High Mark Construction Group, Inc. by deed from Todd H. St. John and spouse, Pamela St. John of record in Doc. NO. 20020501-0053382, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Page 18, said Register's Office; any matter which would be disclosed by an accurate survey of the property..

This is improved property, known as: 312 53rd Avenue North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of May, 2003.

High Mark Construction Group, Inc.

By: _____
Title: VP/SEC

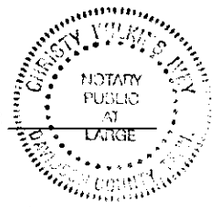
State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared W. Mitchell Cone with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as (or other officer authorized to execute this instrument) of **High Mark Construction Group, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 16th day of May, 2003.

My Commission Expires:



My Commission Expires 7/28/2003

_____
Notary Public

State of TENNESSEE

County of DAVIDSON

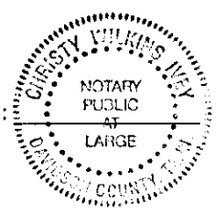
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $290,000.00

_____
Affiant

Sworn and subscribed before me this the 16th day of May, 2003.

My Commission Expires:



My Commission Expires 7/28/2003

_____
Notary Public