THIS INSTRUMENT PREPARED BY:
J. Steven Kirkham, Esq.
Waller Lansden Dortch & Davis,
A Professional Limited Liability Company
511 Union Street, Suite 2100
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me this 18 day of September, 2003.

Notary Public

My Commission Expires: 11/27/04

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/19/03 13:26 3pgs
Fees:18.00 Taxes:1776.00
20030919-0139030

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ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Charles A. Ritzen 513 Third Avenue South Nashville, TN 37210	Same	Map 93-10 Parcel 455

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, MJM REAL ESTATE INVESTMENTS, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CHARLES A. RITZEN ("Grantee"), the heirs, representatives, successors and assigns of Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 and the northerly 10 feet of Lot No. 31 on the College Campus Plan of Lots, not of record, described as follows:

Beginning on the westerly margin of Third Avenue South, formerly College Street, 219 feet 10 inches southerly from the southerly margin of Peabody Street; thence at right angles westerly 161 feet to the easterly line of Almond Street, formerly Hume Street; thence southerly with the easterly line of said Street 50 feet; thence easterly 161 feet to the westerly line of Third Avenue South; thence with the westerly line of said Avenue, northerly 50 feet to the beginning.

Being the same property conveyed to Robert S. Maxwell, Curtis R. Johanson and Stephen P. Maher by deed of record in Book 10985, page 55, further being conveyed to MJM Real Estate Investments, LLC by Quitclaim Deed of record in Book 11379, page 393, Register's Office for Davidson County, Tennessee.

This is improved property known as 513 Third Avenue South, Nashville, Tennessee 37210.

This conveyance is made subject to the taxes for the year 2003 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, the heirs, representatives, successors and assigns of Grantee, forever.

Grantor further covenants and binds itself, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Grantee, the heirs, representatives, successors and assigns of Grantee, against the lawful claims of all persons whomsoever. All exhibits referred to herein are attached hereto and incorporated herein by reference. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of September, 2003.

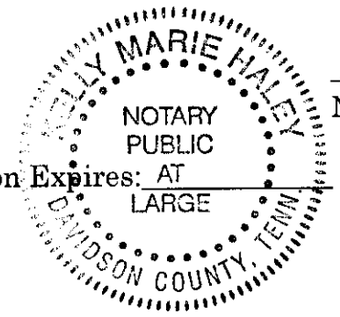
MJM REAL ESTATE INVESTMENTS, LLC,
a Tennessee limited liability company

By: _____
Name: Robert S. Maxwell
Title: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert S. Maxwell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Manager of MJM Real Estate Investments, LLC, the within named bargainor, a limited liability company, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of September, 2003.



Kelly Marie Haley
Notary Public

My Commission Expires: Commission Expires OCT. 25, 2003