GENERAL WARRANTY DEED

TO:	Lamar Alexander and wife, Leslee B. Alexander	THIS INSTRUMENT PREPARED BY: C. Mark Carver, Esq. Sherrard & Roe, PLC
FROM:	RFM Properties, LLC	424 Church Street, Suite 2000 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Lamar Alexander and wife Leslee B. Alexander 3401 West End Avenue, Suite 685 Nashville, TN 37203	Same	A Portion of Map 117-010-198

Davidson County DEEDWARR
Recvd: 03/01/04 14:21 4pgs
Fees:23.00 Taxes:416.25

20040301-0023022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $112,500.00.

C Mark Carver
Affiant

Sworn to and subscribed before me, this 27th day of February, 2004.

Traci Henry
Notary Public

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires: July 29, 2006

My Commission Expires: July 29-06

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **RFM Properties, LLC** (the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Lamar Alexander and wife, Leslee B. Alexander** (hereinafter collectively called the "Buyer"), and Buyer's successors and assigns all of Seller's interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple. Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons (other than claims arising out of the matters set forth in Exhibit B hereto). 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, Seller has caused this General Warranty Deed to be executed effective as of the 27 day of February, 2004.

SELLER: RFM PROPERTIES, LLC

By: _____
Robert F. McAlpine, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Nancy Wood Stabell a Notary Public of said County and State, personally appeared Robert F. McAlpine, 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 (or other officer authorized to execute the instrument) of RFM Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manger.

Witness my hand and seal, at office in Nashville, Tennessee, this 27 day of February, 2004.

NANCY WOOD STABELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Nancy Wood Stabell
Notary Public

My Commission Expires: _____

My Commission Expires

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EXHIBIT A

PROPERTY DESCRIPTION

Being a 0.228 more or less acre tract of land lying in the 25th Councilmanic District of Davidson County, Tennessee, and being the northerly half of Lot 5 on the plan of Section Two, Jarman Property, of record at Instrument Number 20021112-0139889, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set on the westerly margin of Bowling Avenue (60' right-of-way), said point being the most northeasterly corner of the afore-said Lot 5, Section Two, Jarman Property, said point also being the most southeasterly corner of Lot 6 on said plan of Section Two, Jarman Property; Thence with the westerly margin of Bowling Avenue, South 00 Degrees 02 Minutes 41 Seconds East a distance of 58.39 feet to an iron pin set; Thence leaving said margin of Bowling Avenue, and with a new line, severing said Lot 5, South 89 Degrees 57 Minutes 19 Seconds West a distance of 172.75 feet to an iron pin set in an easterly line of Lot 4 on said plan of Section Two, Jarman Property; Thence with said line of Lot 4, North 00 Degrees 02 Minutes 41 Seconds West a distance of 16.09 feet to an iron pin set; Thence continuing with said line of Lot 4, North 10 Degrees 00 Minutes 00 Seconds East, passing a northeasterly corner of Lot 4 at 21.10 feet, and continuing with the easterly line of Lot 7 on said plan of Section Two, Jarman Property, a total distance of 42.96 feet to an iron pin set at the most southwesterly corner of Lot 6 on said plan of Section Two, Jarman Property; Thence with the southerly line of said Lot 6, North 89 Degrees 57 Minutes 19 Seconds East a distance of 165.26 feet to the Point of Beginning, containing 0.228 acres or 9929 square feet, more or less.

Being a portion of the property conveyed to RFM Properties, LLC by deed of record as Instrument No. 20021112-140279, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for 2004, a lien not yet due and payable.

2. Restrictions, dedications, conditions. reservations, easements and other matters shown on the plat of the Resubdivision of Lots 4 through 7 Section Two Jarman Property, as recorded in Instruments No. 20040204-0013783, Register's Office for Davidson County, Tennessee

3. Restrictions of record at Instrument No. 20021202-147979 Register's Office for Davidson County, Tennessee.

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