Davidson County DEEDWARR
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Fees:23.00 Taxes:22.20
20040324-0033032

GENERAL WARRANTY DEED

FROM: JAMES H. WITT,
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
Suite 1800
424 Church Street
Nashville, Tennessee 37219

TO: B.I.G. DEVELOPMENT, INC.,
Grantee

Address New Owner(s) as Follows:

1011 Cherry Avenue
Nashville, TN. 37203

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

(New Owner)

Map-Parcel Numbers:

84-9-445

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Thousand and No/100 Dollars ($6,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of March, 2004.

Notary Public

My Commission Expires:

LOU ANN BASHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

FOR AND IN CONSIDERATION OF the sum of Six Thousand and No/100 Dollars ($6,000.00), the receipt and sufficiency of which are hereby acknowledged, James H. Witt ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto B.I.G. Development, Inc. ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located on Eastland Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor represents and warrants that the Property is vacant and has never been his personal residence or that of his spouse.

Witness my hand this 18th day of March, 2004.

James H Witt
JAMES H. WITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lou Ann Basham, a Notary Public of said County and State, James H. Witt, the within named 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 instrument for the purposes therein contained.

Witness my hand and seal at Office in Nashville, this 18th day of March, 2004.

LOU ANN BASHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lou Ann Basham
Notary Public

My Commission Expires:

My Commission Expires NOV. 24, 2007

6311.3 3/18/04
02000N:032221:572928:NASHVILLE

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being known as Reserve Parcels A & B on the Plan of East Towne, Section One, as of record in Plat Book 3700, page 147, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to James H. Witt by deed of record in Book 8107, page 831, in the Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

1. Taxes for 2004 constitute a lien, but are not yet due and payable.