Davidson County DEEDWARR
Recvd: 04/20/04 09:08 3pgs
Fees:18.00 Taxes:706.70

20040420-0044426

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $191,000.00.

Subsribed and sworn before me this the 8th day of April, 2004.

JENNIFER CROWELL
NOTARY PUBLIC
AT LARGE
LEWIS COUNTY, TN
(Affix Seal)

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

Affiant

Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400286
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
John R. Collier and wife, April E. Collier
1455 Pleasant Hill Road
Nashville, TN 37214

Send tax bills to:
Irwin Mortgage
400 iNsterstate N Pkwy Ste 580
Atlanta, GA 30339-5030

Map 121 Parcel 233 AND 250

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KLM-DES, LLC, a Tennessee Limited Liability Corporation

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

John R. Collier and wife, April E. Collier

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Legal Description

THIS IS IMPROVED PROPERTY KNOWN AS 1455 Pleasant Hill Road, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 8th day of April, 2004.

KLM-DES, LLC

Ken McNeesse
Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

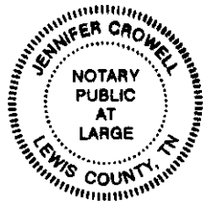
Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, Ken McNeesse, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker, to execute this instrument of behalf of the maker.

Witness my hand and official seal, this April 8, 2004.

My commission expires:

_____

Jennifer Crowell
Notary Public



JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

Exhibit "A"

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

PARCEL B

TRACT I:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey dated December 20, 1978, by Marty Greer & Associates, as follows:

Beginning at a nail situated in the center of Pleasant Hill Road at the northeast corner of the Michael Hobbs property recorded in Book 5123, page 129, in the Register's Office for Davidson County, Tennessee. Thence north 86 deg. 45 min. west a distance of 200 feet to the point of beginning of this tract; thence continuing north 86 deg. 45 min. west 610.42 feet to a point in the west margin of the Cecil F. Waggoner tract of record in Book 2741, page 175, said Register's Office; thence south 00 deg. 44 min. west 220 feet to a corner post in the north margin of the Billy C. Alexander tract of record in Book 1974, page 105, said Register's Office, thence with the north margin of the Alexander tract south 87 deg. 15 min. east a distance of 592.29 feet to a point in the north margin of another Alexander tract of record in Book 5038, page 792, said Register's Office; thence north 05 deg. 31 min. west 215.84 feet to the point of beginning.

Together with an ingress and egress easement described as follows:

Beginning at a nail in the southeast corner of said Michael Hobbs property being the northeast corner of a 1.07 acre tract of Arra Bee McDaniel Hooser, a part of the property described in Book 2735, page 401, said Register's Office; thence along the common boundary of Hooser and Hobbs north 86 deg. 45 min. west 200 feet to a point; thence south 05 deg. 31 min. west 25 feet to a point; thence south 86 deg. 45 min. east a distance of 200 feet to the west margin of Pleasant Hill Road; thence with said margin north 05 deg. 30 min. east a distance of 25 feet to the point of beginning.

THE ABOVE-REFERENCED PROPERTY IS ALSO KNOWN AS TRACT 2 ON THE HOOSER-MCNEESE LAND, OF RECORD IN BOOK 5190, PAGE 472, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

TRACT II.

Land lying and being in the 3rd Civil District of Davidson County, Tennessee, and described according to a survey made by John D. McCormick, May 1, 1983, as follows, to wit:

Beginning at the southwest corner of the property conveyed to Kenneth L. McNeese and wife, Marilyn J. McNeese by deed of record in Book 5386, page 735, Register's Office for Davidson County, Tennessee, being the southeast corner of the property herein conveyed; thence north 3 deg. 33 min. east 537.1 feet to the southeast corner of the property conveyed to William A. Dye, et ux, by deed of record in Book 5252, page 537, Register's Office for Davidson County, Tennessee; thence with the southerly line of the Dye property north 86 deg. 30 min. west 306.2 feet to the southwest corner of the Dye property and the southeast corner of the Paul Edward Pigue property of record in Book 5316, page 826, Register's Office for Davidson County, Tennessee; thence south 4 deg. 30 min. east 550.8 feet to an iron pin; thence south 88 deg. 38 min. east 230.8 feet to the point of beginning, and containing 3.32 acres more or less.

Being part of the property conveyed to KLM-DES, LLC a Tennessee Limited Liability Company by Deed of record in Book 11392, Page 527, dated 3/11/99, said Register's Office.