Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF APRIL, 2004.

NOTARY PUBLIC

My Commission expires: 9/25/04

JEWEL F. GRUBBS Notary Public At Large DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Tax information
JAM PRODUCTIONS INC. 2805 ~~2803~~ Bransford Ave. Nashville, TN 37204	C/O Cheryl Harris O'Neil / Hagaman & Co. 1025 16th Ave. S., Suite 202 Nashville, TN 37121	118-7-151 and 118-7-152

Warranty Deed

For and in Consideration of the sum of TEN and NO/100 DOLLARS ($10.00)cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **BRENT MAHER and JANEL MAHER,** Husband and Wife, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **JAM PRODUCTIONS INC.,** a Tennessee Corporation, hereinafter called the **GRANTEE**, it's successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract 1
Land In Davidson County, Tennessee, being Lot No. 24 of Block "C" of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No: 24 fronts 80 feet on the westerly side of Bransford Avenue and runs back between lines 189.4 feet on the northerly side along a broken line and 169.8 feet on the southerly side to a dead line in the rear and measures 70.57 feet on said dead line.

Tract 2
Land in Davidson County, Tennessee, being Lot No. 25 of Block "C" on the Plan of Berry Hill Gardens Subdivision of record in Book 1130, page 35, said Register's Office.

Being the same property conveyed to Brent Maher and Janel Maher, husband and wife, by Warranty Deed from John William Charamella, dated February 28, 1992 and filed for record on March 3, 1992 at Book 8565, Page 336, Register's Office of Davidson County, Tennessee and also the same property conveyed to Brent Maher and Janel Maher, husband and wife, by Warranty Deed from Bobby R. Morefield and Ann Morefield, Husband and Wife, dated October 31, 1995, and filed for record on November 3, 1995 at Book 9849, Page 963, Register's Office of Davidson County, Tennessee.

This is improved property know as:

2803 Bransford Ave., Nashville, TN 37204 and
2805 Bransford Ave., Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 04/22/04 14:42 2pgs
Fees:13.00 Taxes:2997.00

20040422-0045878

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, it's successors and/or assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, it's successors and/or assigns, against the lawful claims of all persons whomsoever. 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, **Brent Maher and Janel Maher**, have caused this instrument to be executed, this the 22ND day of April , 2004.

Brent Maher

Janel Maher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Brent Maher and Janel Maher**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they each executed the within instrument for the purposes therein contained.

SWORN to and subscribed before me
This the 23rd day of April , 2004.

My commission Expires: 9/25/04

NOTARY PUBLIC

JEWEL F. GRUBBS
Notary Public At Large
DAVIDSON COUNTY, TENN.