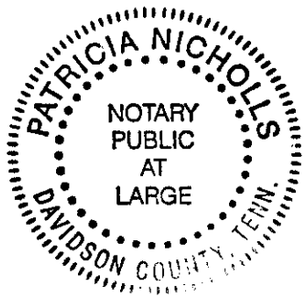
FILE BOX 45

WARRANTY DEED



Metropolitan Escrow, Inc.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Doug Blumhardt	New Owner	Map 137
3555 Couchville Pike		Group 00-0
Hermitage, TN 37076		Parcel 094.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Timothy A. Eaton and wife, Lori Eaton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Doug Blumhardt and wife, Marilyn Blumhardt

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in the Fourth (4th) Civil District of Davidson County, Tennessee, and being described according to a survey by Kenneth W. Morton, Tennessee Registered Land Surveyor, No. 623, dated June 22, 1996, as follows:

Beginning at a point in the centerline of Couchville Pike, said point being the common northerly most corner of the herein described property and the 7.79 acre tract of land, retained by the Grantors herein; thence, South 6 deg. 22' 16" East, 25.00 feet to a witness rod; thence continuing South 6 deg. 22' 16" East, 634.23 feet to a point, said point being at a new iron rod; thence, North 86 deg. 36' 49" East, 53.00 feet to a point, said point being a new iron rod; thence, South 12 deg. 26' 05" East, 186.05 feet to a point; thence, South 11 deg. 13' 00" East, 232.85 feet to a point; said point being a new iron rod; thence, South 88 deg. 52' 10" East, 306.69 feet to a point; said point being at a new iron rod; thence, North 9 deg. 30' 00" West, 1,027.58 feet to a witness rod; thence, continuing with said call, 25.00 feet to a point in the centerline of Couchville Pike; thence, with the centerline of said Couchville Pike, North 84 deg. 46' 42" West, 244.82 feet to a point; thence, continuing with the centerline of Couchville Pike, North 85 deg. 45' 22" West, 102.15 feet to the point of beginning.

Being the same property conveyed to Timothy A. Eaton and wife, Lori Eaton, by deed from Marvin G. Hall, III and wife, Sonja L. Hall, of record in Instrument 20031229-0183368, said Register's Office, dated December 19, 2003. And being the same property conveyed to Marvin G. Hall, III and wife, Sonja L. Hall by deed of record in Book 10379, Page 79, said Register's Office, recorded March 13, 1997.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3555 Couchville Pike, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 heirs and 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.

Davidson County DEEDWARR
Recvd: 05/18/04 11:14 2pgs
Fees:13.00 Taxes:1665.00
20040518-0058027

Witness our hands this 14th day of May, 2004.

Timothy A. Eaton

Lori Eaton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy A. Eaton and Lori Eaton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 2004.

My Commission Expires: 01/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.