THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 E. Main Street, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 06/10/04 09:19 4pgs
Fees:23.00 Taxes:222.00
20040610-0068684

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Wayne Morrow	same	92-06 – 575.00
1456 Tempany Court		91-8 – 112.00
Nashville, TN 37207		092-6 – 589.00
		81-8 – 208.00
		93-16-219.00
		81-15 – 143.00

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 Volunteer Construction Co., LLC, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey to Wayne Morrow, hereinafter called the Grantee, their heirs and assigns, that certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
Being the westerly 30 feet of Lot No. 1 on the Map of Buchi's Subdivision of Lot No. 20 of the Boyd McNairy Tract, as of record in Book 421, page 66, Register's Office for said County.

Said part of Lot No. fronts on the northerly side of the Clinton Pike and runs back between parallel lines, with the easterly margin of an alley, 158 feet to an alley in the rear.

Being the same property conveyed to Volunteer Construction Company of Nashville, LLC from STB Associates by Warranty Deed dated October 26, 2000 and recorded October 26, 2000 in Instrument No. 20001026-0106303 said Register's Office for Davidson County, Tennessee.

Map 92-06 Parcel 575.00

TRACT II:
Being Lot No. 91 on the Map of L.H. Davis, Subdivision of Lot No. 41, Clifton Plan, as of record in Book 57, page 100, Register's Office for said County.

Said Lot No. 91 fronts 55-1/2 feet on the East side of 42nd Avenue North and runs back between parallel lines 150 feet on the North line and 153 feet, 8 inches, more or less on the South line, along the North Margin of Walker Street to an alley in the rear on which it measures 15 feet.

Being the same property conveyed to Volunteer Construction Company, LLC from Gladys Annette Lake, Executrix of the Estate of Kenny L. Nicholson, Jr. by Warranty Deed dated January 30, 2002 and recorded on January 31, 2002 in Instrument No. 20020131-0013579 said Register's Office for Davidson County, Tennessee.

Map 91-8 Parcel 112.00

TRACT III:
Land in Davidson County, Tennessee, being the northerly 30 feet of Lot 49 and the Southerly 10 feet of Lot 50 on the Map of Buchi's Subdivision of Lot No. 20 of McNairy Subdivision, as of record in Book 421, page 66 Register's Office for Davidson County, Tennessee.

Said parts of lots adjoin and front together 40 feet on the westerly side of 26th Avenue, North, formerly Buchi Avenue, and run back between parallel lines 153-1/3 feet to any alley.

Being the same property conveyed to Volunteer Construction Company, LLC from Richard Harris Jr, and wife Callie Mae Harris by Warranty Deed dated December 28, 2001 and recorded on December 28, 2001 in Instrument No. 20011228-0143716 said Register's Office for Davidson County, Tennessee.

Map 092-6 Parcel 589.00

Tract IV:
Land in Davidson County, Tennessee, being Lot No. 445 in North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office of said County.

Said Lot 445 fronts 50 feet on the easterly side of 7th Avenue North and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Volunteer Construction Company, LLC from Dennis M. Powell Jr, and wife Paula D. Powell by Warranty Deed dated December 28, 2001 and recorded December 28, 2001 in Instrument No. 20011228-0143646 said Register's Office for Davidson County, Tennessee.

Map 81-8 Parcel 208.00

Tract V:
Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Maury and Claibornes Addition to South Nashville, as of record in Book 21, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Volunteer Construction Co from Leland D. Watts by Warranty Deed dated November 30, 2000 and recorded November 30, 2000 in Instrument No. 20001130-0117512 said Register's Office for Davidson County, Tennessee.

Map 93-16 Parcel 219.00

TRACT VI:
Being Lot No. 48 in J.M., T.J. & G.W. Harding's Addition to North Nashville, a Plan of which is of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 48 fronts 50 feet on the southerly side of Underwood, formerly Passiac, Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Volunteer Construction Company of Nashville Tennessee, LLC from Avery Ridley by Warranty Deed dated September 25, 2001 and recorded September 25, 2001 in Instrument No. 20010925-0103650 said Register's Office for Davidson County, Tennessee.

Map 81-15 Parcel 143.00

This is improved property known as: 2606 Clifton Avenue, Nashville, TN 37207
1000 42nd Avenue North, Nashville, TN 37208
727 26th Avenue North, Nashville, TN 37208
1818 7th Avenue North, Nashville, TN 37208
58 Robertson Avenue, Nashville, TN 37210
1811 Underwood Street, Nashville, TN 37208

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(S), 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;

1. Davidson County Taxes for the year 2001, 2002 and 2003 are unpaid. Said taxes will be paid at closing. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying its prorata part thereof to GRANTEE for the year 2004. Map 081-11-0 Parcel 428.00.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 28 day of May 2004.

Volunteer Construction Co., LLC

BY: _____ Gen'l Mgr

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert G. Poole with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the General Manager of Volunteer Construction Co., LLC a state corporation, the within named bargainor, and that he/she as such General Manager of Volunteer Construction Co. LLC, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such General Manager of Volunteer Construction Co., LLC.

Witness my hand and official seal at office this 28th, day of May 20__.

My commission expires: 03/06/06

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Tiffany Knight
Affiant

Subscribed and sworn to before me this 28th day of May, 2004.

E. Keith Bell
NOTARY PUBLIC

My Commission Expires: 03/06/06

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE