THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23089-06-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. A & M Properties LLC Affiant Subscribed and sworn to before me this 8th day of July, 2004. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

WARRANTY DEED

Address New Owner: A and M Properties, LLC 500 Wilson Pike Circle, #200 Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map No. 079-000 Parcel No. 055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alton Ross, Jr. and Jeff Rippy**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **A and M Properties, LLC** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 7779 River Road Pike, Nashville, Tennessee 37209

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of July, 2004.

Alton Ross, Jr.

Jeff Rippy

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alton Ross, Jr. and Jeff Rippy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2004.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
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STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 07/13/04 15:52 2pgs
Fees:13.00 Taxes:1295.00

20040713-0083556

EXHIBIT "A"

A certain tract of land in Davidson County, Tennessee, described as follows:

Beginning on the easerly margin of River Road at the northwest corner of the property conveyed to Walter A. Lampley, et al; thence with said Lampley's northerly boundary line, North 74 deg 57 min East 305 feet; thence South 82 deg 25 min East 702 feet to the Cumberland River; thence with the same North 250 feet; thence North 83 deg 12 min West 795 feet; thence South 68 deg 04 min West 265 feet to the easterly margin of River Road; thence the same, southerly 240 feet to the beginning, containing 5.71 acres more or less.

Being the same property conveyed to Alton Ross, Jr. and Jeff Rippy by deed dated March 4, 2002 from Julia McDowell, unmarried, of record in Instrument No. 20020307-0028914, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee; and
2. Easements of record in Book 2143, page 285, Register's Office for Davidson County, Tennessee.