Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Robert J. Joslin, Jr. 630 Murfreesboro Road Nashville, TN 37210	09413001600	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, Nashville, TN 32719		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Thomas L. Cummings, Jr. (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Robert J. Joslin, Jr. (the "Grantee") Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Lease from Vol Equity Co. to Infinity Outdoor, Inc. of record as Instrument No. 20011016-0112859, Register's Office for Davidson County, Tennessee.

3. Subject to a Street Closing in Ordinance No. 64-358 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

This is unimproved property located at 159 Green Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

Davidson County DEEDWARR
Recvd: 07/29/04 12:09 3pgs
Fees:18.00 Taxes:101.75
20040729-0090868

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $27,500.00.

Robert J Joslin
Affiant

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

Sarah Richardson
Notary Public

My Commission Expires: Mar. 31 2007

SARAH RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 31, 2007

095825-001 07/28/04

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of July, 2004.

THOMAS L. CUMMINGS, JR.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Sarah Richardson, Notary Public, Thomas L. Cummings, Jr., with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2004.

Sarah Richardson
Notary Public
My Commission Expires:
Mar. 31 2007

SARAH RICHARDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lots Nos. 7, 8 and 9 of Block "J" on the Plan of Hermitage Addition, as of record in Book 57, page 43, 76 and 108, Register's Office for said County, described as follows:

Beginning on the southerly margin of Green Street at a point 50 feet west of the westerly margin of Green Street at a point 50 feet west of the westerly margin of Keith Street, said point being the northwest corner of the property conveyed to Sallie O. Sharp, et al, by deed from Moses B. Clements, et al, of record in Book 619, page 728, said Register's Office; thence with the southerly margin of Green Street westwardly 50 feet to the northeast corner of the property conveyed to Mortie Q. Dickens and wife, by deed from W. E. Judd and wife, of record in Book 1126, page 488, said Register's Office; thence with said Dickens' easterly line southwardly 152 feet, more or less, to the northerly margin of an alley; thence with said alley, eastwardly 53 feet, more or less, to the southwest corner of said Sharp property; thence with said Sharp's westerly line northwardly 136 feet, more or less to the beginning.

Including but excluding therefrom a tract of land conveyed to the State of Tennessee by deed from Harve Hensley and wife, of record in Book 2995, page 33, said Register's Office described as follows:

Being part of Lots Nos. 7, 8 and 9 of Block "J" on the Plan of Hermitage Addition, as of record in Book 57, page 43, 76 and 108, Register's Office for said County described as follows:

Beginning at a point in the northerly margin of an unnamed alley that lies between Green Street and Fain Street and runs parallel with said streets, said point being the southeast corner of the property conveyed to Mortie Dickens and wife by deed of record in Book 1126, page 488, Register's Office for said County; thence North 5 degrees 39 minutes 26 seconds East 12 feet to a point; thence South 55 degrees 40 minutes East 14.5 feet to a point; thence South 76 degrees 38 minutes West 13.3 feet to the point of beginning, containing 87 square feet, more or less.

Being the same property conveyed to Thomas L. Cummings, Jr. by deed of record in Book 10730, page 129, Register's Office for Davidson County, Tennessee.

This is not and has never been the principal place of residence of the Grantor.