PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of July, 2004, by and between STEVEN G. LAVIOLA, A MARRIED MAN, hereinafter called Grantor, and J A S GROUP, INC., A TENNESSEE CORPORATION, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, STEVEN G. LAVIOLA, A MARRIED MAN, as Grantor, does hereby bargain, sell, transfer and convey unto J A S GROUP, INC., A TENNESSEE CORPORATION, hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2814 GALLATIN ROAD, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

SHARON LAVIOLA, wife of STEVEN G. LAVIOLA, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

STEVEN G. LAVIOLA
Signature of Seller

SHARON LAVIOLA
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 08/04/04 15:37 3pgs
Fees:18.00 Taxes:1283.90

20040804-0093884

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN G. LAVIOLA and HIS WIFE, SHARON LAVIOLA,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **July, 2004.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2005

Name and Address of Property Owner:

J A S GROUP, INC., A TENNESSEE CORPORATION
2814 Gallatin Road
Nashville, TN 37214

Property Address:

2814 GALLATIN ROAD
NASHVILLE, TN 37216

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 72-10, PARCEL 155

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$347000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **July, 2004.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7380

EXHIBIT 'A'

TRACT NO. ONE: Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning in the easterly margin of Gallatin Road 349 feet, more or less, south of the southerly margin of Litton Avenue, and running thence South 73 deg. east 350 feet to an iron pin; thence north 19 deg. 30 min. west 101.3 feet to an iron pin; thence westerly 350 feet, more or less, to the easterly margin of Gallatin Road; thence with same south 21 deg. 30 min. west 95 feet, more or less, to the beginning.

Being the same property conveyed to Steve Laviola by Warranty Deed from Edith K. Weisiger, John Lee Kennedy, individually and as the Executor of the Estate of Burleigh Roy Kennedy III, of record in Book 10560, page 226, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO: Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, described according to a survey made by Pete Meyer, Surveyor, February 22, 1946, as follows:

Beginning at a point in the easterly margin of Gallatin Road, 434 feet south of the southerly margin of Litton Avenue, thence south 73 deg. east 350 feet to a point; thence southwesterly 140.1 feet to a point; thence north 68 deg. 30' west 350 feet to the easterly margin of the Gallatin Road, thence with the margin of the same, northeasterly 104.7 feet to the point of beginning.

Being the same property conveyed to STEVEN G. LAVIOLA, A MARRIED MAN, by Warranty Deed from MURPHY OIL USA, INC., of record in Book 10560, page 244, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 72-10, PARCEL 155).

2. Unrecorded easements for roads and utilities, if any.