This instrument prepared by:
Sam M. Balthrop, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Jim E. McCullough, unmarried

TO: Dixieland Co.
108 South Main St.
Ashland City, TN 37015

Map & Parcel: 55-0-40

SEND TAX BILLS TO: SAME

Davidson County DEEDWARR
Recvd: 08/30/04 09:12 3pgs
Fees:18.00 Taxes:92.50
20040830-0104239

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 considerations, the receipt and sufficiency of which are hereby acknowledged, I, Jim E. McCullough, unmarried, Grantor herein; have bargained and sold and by these presents do convey unto Dixieland Co., a Tennessee corporation, Grantee herein, its successors and assigns, my entire interest, same being a one-half undivided interest, in the following described property:

See attached Exhibit A.

AND BEING the same property an one-half undivided interest of which was conveyed to Jim E. McCullough (who is also known as Jim E. McCullough, Jr.) by deed of record in Book 9346, page 888, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2004 Davidson County land taxes which have been prorated and payment of which is assumed by grantee herein, and to any rollback taxes, due or to become due under the Agricultural, Forest and Open Space Land Act of 1976, as amended, the parties having made allowance for same at closing and payment of which is assumed by grantee herein.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 25th day of August, 2004.

JIM E. MCCULLOUGH

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, JIM E. MCCULLOUGH, 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 executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 25th day of August, 2004.

NOTARY PUBLIC

My commission expires: 12-23-06

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $15000.

Grantee

SWORN to and subscribed before me

this the 25th day of August, 2004.

NOTARY PUBLIC

My commission expires: 12-23-06

EXHIBIT A

A parcel of land in the second civil district of Nashville, Davidson County, Tennessee, described according to the survey of Jeffrey K. Kimbro, R.L.S, Tennessee License Number 1756, Thornton & Associates, 1205 South Graycroft Avenue, Madison, TN 37115, File No. 04-895, as follows:

Bounded on the north by the southerly margin of State Route 12; bounded on the east by the John Warren & Rita Y. Dicker property as of record in Instrument No. 200402240020820, R.O.D.C., TN; bounded on the South by the northerly margin of Hydes Ferry Pike (Old Highway 12), and being more particularly described as follows:

Beginning at an iron pin (set), said point being the northwesterly corner of the John Warren & Rita Y. Dicker property as of record in Instrument No. 200402240020820, R.O.D.C., TN;

Thence, a common line with the John Warren & Rita Y. Dicker property as of record in Instrument No. 200402240020820 R.O.D.C., TN, S 33° 26' 45" W, 1475.46';

Thence, with the northerly margin of Hydes Ferry Pike (Old Highway 12), the following calls:

1) N 77° 06' 18" W, 159.66'
2) N 38° 01' 02" W, 103.92'
3) N 75° 17' 06" W, 190.75'

Thence, N 00° 53' 28" W, 477.78' to an existing right-of-way monument;

Thence, with the southerly margin of State Route 12 the following calls:

1) N 40° 57' 27" E, 81.81'
2) N 49° 26' 49" E, 96.53'
3) N 57° 44' 26" E, 115.60'

Thence, continuing with said margin and a curve to the left having a central angle of 27° 15' 22", a radius of 404.47', a length of 192.41', and a chord bearing and distance of N 44° 06' 45" E, 190.60';

Thence, N 18° 01' 06" E, 40.62 feet to an existing right-of-way monument;

Thence, continuing with said margin:

1) N 64° 40' 10" E, 366.35'
2) N 58° 33' 06" E, 292.20'

Thence, S 73° 05" 00" E, 286.79' to the point of beginning.

Containing 777.859 square feet, or 17.86 Acres, more or less.

Being the same property conveyed to Jim E. McCullough (who is also known as Jim E. McCullough Jr.), a one-half undivided interest, and to Wayne M. McInturff and wife, Emma S. McInturff, the remaining one-half undivided interest, from John R. Reynolds, Administrator Cum Testamento Annexo of the Estate of Hooper Jones, Deceased, by deed of record in Book 9346, Page 888, Register's Office for Davidson County, Tennessee. The said Wayne M. McInturff having since died on February 23, 2000, his said interest in the Property vested fully in his surviving wife, Emma S. McInturff. And the said Emma S. McInturff having since died on March 8, 2001, her will was duly admitted to probate on April 24, 2001, and is lodged in Will Book 1816, Page 333978, Probate Clerk's Office for Davidson County, Tennessee. Because Emma S. McInturff was predeceased by her husband, Wayne M. McInturff, pursuant to her will her entire estate was bequeathed in equal shares to her daughters, Linda Sue Choate and Sherry Lynn Cox. Under the said will of Emma S. McInturff, real estate was not a part of the probate estate and the executor did not have power of sale. Thus, at the moment of death, the real estate, including the applicable interest in the Property conveyed hereunder, vested in the said heirs of Emma S. McInturff, Linda Sue Choate and Sherry Lynn Cox. At the time of the execution of this Deed, the Estate of Estate of Emma S. McInturff, Deceased, is still pending in the Seventh Circuit Court of Davidson County, Tennessee, and the Estate is solvent.

This conveyance is subject to any and all existing easements, sanitary sewers, utility or other easement, whether or not recorded as a public record.

This is unimproved property known as 4051 Bull Run Road, Nashville, Tennessee.