Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $81,900.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2004.

Notary Public
My commission expires: 9/4/05

Davidson County DEEDWARR
Recvd: 09/29/04 09:30 2pgs
Fees:13.00 Taxes:303.03
20040929-0117003

02-0409-43425

Address of New Owner:	Send Tax Bills to:	Tax Information
Allen M. Rubin	Guaranty Trust	57/124.00
5454 Old Hickory Blvd.	640 Boadmore Blvd, Suite 100	
Ashland City TN 37015	Murfreesboro, TN 37133	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry Madison Morton III, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Allen M. Rubin, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND i n t he 13t h Ci vil D istrict o f D avidson Co unty, T ennessee, being more particularly described as follows:

BEGINNING at an iron pin located in the easterly right of way of Old Hickory Boulevard, said pin being the SW corner of the Johnny Ray Pointer property and the NW corner of the herein-described land; thence with Pointer's and Benjamin Farrell Jr.'s line S 74 deg. 30 min. E a distance of 592.10 feet to an iron pin at an interior corner of Farrell's property; thence with Farrell's line as follows: S 15 deg. 00 min. Wa distance of 200.00 feet to an iron pin; N 74 deg. 30 min. W a distance of 591.40 feet to an iron pin in the easterly right of way of Old Hickory Boulevard; thence with the easterly right of way of Old Hickory Boulevard N 14 deg. 48 min. E a distance of 200.00 feet to the point of BEGINNING, containing 2.27 acres, more or less.

BEING the same property conveyed to Jerry Madison Morton III and wife, Jewel D. Morton by deed dated 12/10/90 of record in Book 8255, Page 70, Register's Office for Davidson County, Tennessee. Jewel Morton died on 8/12/95 leaving Jerry Madison Morton as surviving tenant by the entirety. Jerry Madison Morton III has since married Wanda Morton who joins in the execution of this instrument to convey any/all marital interest she may have in said property.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This property is improved property known as 5454 Old Hickory Blvd., Ashland City, TN 37015

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever 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 my hand this 17th day of September, 2004.

Jerry Madison Morton III
Jerry Madison Morton III

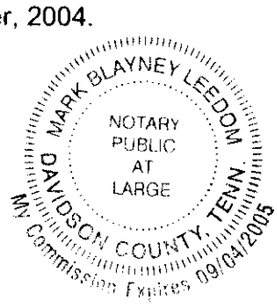
Wanda Morton by Jerry Madison Morton III AIF
Wanda Morton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry Madison Morton III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of September, 2004.

Notary Public
State of Tennessee at Large



My Commission expires: 9/4/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jerry Madison Morton III, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Wanda Morton and that he is authorized by Wanda Morton to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 17th day of September, 2004.

Notary Public

My commission expires: 9/4/05

