This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
John A. Lee, Jr.
350 Wilson Pike Cr., Suite 200
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Pinnacle National Bank
211 Commerce St.
Nashville, TN 37201

MAP **170**
GROUP
PARCEL **8.0**

Davidson County DEEDWARR
Recvd: 09/30/04 12:36 2pgs
Fees:13.00 Taxes:2941.50
20040930-0117878

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AFPC Churchill Venture,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **John A. Lee, Jr.**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of a Resubdivision of Tract I, Maryland Farms East Park Subdivision, of record in Plat Book 6250, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to AFPC Churchill Venture by deed from Churchill Place Associates of record in Book 6785, page 501, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 5038 Thoroughbred Lane, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said"GRANTEE",his heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same i s u nencumbered u nless o therwise h erein s et o ut; a nd, G RANTOR d oes f urther covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 27th day of August, 2004.

AFPC Churchill Venture

By: _____
Mark Miccioli

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mark Miccioli,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a partner of **AFPC Churchill Venture**, the within named bargainor, and that he as such partner, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of August, 2004.

_____
Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $795,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 27th day of August, 2004.

_____
Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006