Davidson County DEEDWARR
Recvd: 10/21/04 10:54 4pgs
Fees:23.00 Taxes:1387.50
20041021-0126716

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Greene County Bank 100 N. Main Street Greeneville, TN 37743	095-04-0-185.00	Steven Ottinger Greene County Bank 100 N. Main Street Greeneville, TN 37743

GENERAL 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, **Advantage, Inc., a Tennessee corporation** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Greene County Bank** (the "Grantee"), its successors or assigns, certain tracts or parcels of land in Davidson County, State of 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, if any, in and to any land lying in the bed of any street, road, highway or avenue, open or proposed, in front of or adjoining all or any part of said land, any alley bisecting said land, and any and all strips, gores, or rights-of-way, riparian rights and easements affecting or appurtenant to said land (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, is made expressly subject to the matters set forth on Exhibit B, which is attached hereto and incorporated herein by reference; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Property and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Property or the amount of acreage or square footage contained in the Property.

This is improved property, known as 2621 Lebanon Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself, its successors and assigns and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns,

against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 20th day of October, 2004.

GRANTOR:

Advantage, Inc., a Tennessee corporation

By: _____
R. Mark Mooneyham, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sam J. McAllester III, of the state and county aforementioned, personally appeared R. Mark Mooneyham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Advantage, Inc. the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President. THIS THE 20TH DAY OF OCTOBER 2004.

_____
NOTARY PUBLIC

SAM J. McALLESTER, III NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: Oct 1, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $375,000.00.

_____

Subscribed and sworn to before me, this the 20th day of October, 2004.

_____
Notary Public

SAM J. McALLESTER, III NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: Oct 1, 2004

EXHIBIT A

LEGAL DESCRIPTION

A tract of land on the southeast corner of Lebanon Road and Graylynn Drive, known as 2621 Lebanon Road. Said land lies in the 3rd Civil District of Davidson County, Tennessee, and is described according to a survey dated May 17th, 1995, by Barge Waggoner, Inc., Engineers as follows:

Beginning at the southeast intersection of the right of way of Lebanon Road and Graylynn Drive, thence easterly along the southern right of way of Lebanon Road 175 feet to a point; thence South 2 deg. 28 min. east 115 feet to a point; thence North 88 deg. 30 min. west 175 feet to a point on the easterly right of way of Graylynn Drive; thence 2 deg. 27 min. West along said right of way 115 feet to the point of beginning.

Being the same property conveyed to Advantage, Inc. by Special Warranty Deed from Regions Bank of record in Instrument no. 20020117-0007113, Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Real property taxes for the year 2004, a lien due but not yet past due.