| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Mitchell Whitson and James U. Rust IV | New Owners | Map 135 |
| 3410 Hobson Pike | | Parcels 239.00 & 240.00 |
| Hermitage, TN 37076 | | 12029 26b |

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Juanita Y. Sloan and James D. Sloan** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Mitchell Whitson, a married person and James U. Rust IV, an unmarried person** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**See attached Exhibit A for a complete legal description.**

**This description is the same as was used in the last deed of record.**

Davidson County DEEDWARR
Recvd: 11/03/04 14:23 3pgs
Fees:18.00 Taxes:1794.50
20041103-0132643

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.

This is improved property commonly known as 2122 and 2130 Murfreesboro Road, Nashville, Tennessee 37217.

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater, for this transfer is $485,000.00.**

**Affiant**

**Subscribed and sworn to before me this 22 day of October, 2004.**

**Notary Public**

**My Commission Expires:** 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22 day of October, 2004.

Juanita Y. Sloan

James D. Sloan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Juanita Y. Sloan and husband, James D. Sloan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22 day of October, 2004.

Notary Public

My Commission Expires: 9/22/09

EXHIBIT A

Land in Davidson County, Tennessee, being described as follows:

Beginning at an iron pin found (IPF) at the northwesterly corner of George Wright as recorded in deed book 4024, page 576, R.O.D.C., said pin being on the easterly right of way of Murfreesboro Road, thence leaving Wright and with said right of way, N 30°16'28" W, 219.15' to an iron pin set (IPS) at the southwesterly corner of the Murfreesboro Road Civitan Home for Retarded Children, Inc. property; thence leaving Murfreesboro Road and with the Murfreesboro Road Civitan Home for Retarded Children, Inc. property the following calls: N 85°29'01" E, 533.04' to an IPS; N 04°54'50" W, 145.50' to an IPS in the southerly line of the Metropolitan Nashville Una school property as recorded in deed book 1941, page 217, R.O.D.C.; thence leaving the Murfreesboro Road Civitan Home for Retarded Children, Inc. property, and with the Metropolitan Nashville Una school property, S 86°25'54" E, 28.42' to a concrete monument found at the southwesterly corner of John Myrick as recorded in deed book 5779, page 340; thence leaving the Metropolitan Nashville Una school property and with Myrick the following calls: S 87°02'42" E, 518.87' to a fence corner; S 84°45'24" E, 527.78' to an IPS in the westerly line of the 3rd Revision of Tract 5 of Nashboro Village as recorded in plat book 5200, page 443, R.O.D.C.; thence leaving Myrick and with the 3rd Revision of Tract 5 of Nashboro Village, S 03°49'48"W, 454.90' to an IPS in the northerly line of Robert Long as recorded in deed book 11,527, page 112, R.O.D.C.; thence leaving the 3rd Revision of Tract 5 of Nashboro Village and with Long, N 84°45'33" W, 342.44' to an IPF at the northeasterly corner of the Associates, Ltd., as recorded in deed book 7376, page 206, R.O.D.C.; thence leaving Long and with the Associates, Ltd. The following calls: N 84°09'59" W, 231.05' to an IPF; N 01°21'14" W, 51.87' to an IPS; thence with the Associates, Ltd., and said Wright, N 86°53'00" W, 879.38' to the point of beginning. Containing 12.79 acres, more or less, as surveyed by Arrowhead Survey on August 9, 1999.

Being the same property conveyed to JUANITA Y. SLOAN AND HUSBAND, JAMES D. SLOAN, by deed of record in Book 11632, page 627, said Register's Office.