BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/04 15:41 3pgs
Fees:18.00 Taxes:1091.50

20041119-0139440

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2004

Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JMP Holdings, LLC (NAME)	SAME (NAME)	MAP 94
1510 Lebanon Pike (ADDRESS)	195 River Hills Drive (ADDRESS)	PARCEL 43
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville TN 37210 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roy C. Flowers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JMP Holdings, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract or parcel of land located in the Third Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the northerly right-of-way of Lebanon Road (U.S. Highway 70), said point being the southeasterly corner of property conveyed to Brite Lands, Inc. by instrument of record No. 20010104-0001237, Register's Office of Davidson County, Tennessee, and being the southwesterly corner of the herein described tract; thence, leaving said right-of-way line with the easterly lines of Brite Lands, Inc. and property conveyed to Roy C. Flowers and George Dunn by deed of record in Book 9420, page 547, Register's Office of Davidson County, Tennessee, N 76 deg. 00 min. 30 sec. W, 280.35 feet to an existing concrete monument; thence, leaving said easterly lines with the southerly line of Lot No. 20-B, resubdivision of Section Fourteen, River Hills Industrial Park, as shown in plan Book 4955, page 91, Register's Office of Davidson Coutny, Tennessee, N 76 deg. 00 min. 30 sec. E 128.20 feet to an existing iron pin; thence, continuing with said line, N 80 deg. 14 min. 30 sec. E, 208.66 feet to an existing iron pin; thence, leaving said southerly line with the westerly line of property conveyed to William Harrison Gleaves by quitclaim deed of record in Book 5477, page 157, Register's Office of Davidson County, Tennessee, S 4 deg. 19 min. 30 sec. W, 284.09 feet to an iron rod

CONTINUED

unimproved ( )
This is improved (X) property, known as 1510 Lebanon Pike, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 15th day of November 2004

Roy C. Flowers

Roy C. Flowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy C. Flowers, unmarried

the 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 and official seal at Nashville, Tennessee, this 15th day of November, 2004.

Commission expires April 23, 2005

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

located in the northerly right-of-way line of Lebanon Road; thence, with the northerly right-of-way line of Lebanon Road (U.S. Hwy 70) and a curve to the left 104.70 feet, said curve having a central angle of 5 deg. 58 min. 10 sec., a radius of 1,004.93 feet, and a chord of S 79 deg. 28 min. 55 sec. W, 104.65 feet to an iron rod; thence, continuing S 76 deg. 29 min. 55 sec. W, 184.60 feet to an iron rod and the point of beginning, containing 86,650 square feet or 1.989 acres, the same more or less, as described on a survey by Marty Cantrell, R.L.S., No. _____, P.O. Box 293192, Nashville, TN 37229, dated December 22, 2003.

Being the same property conveyed to Roy C. Flowers by deed from Patricia Foley Gray and Nancy Foley Curtis of record in Instrument No. 20040325-0033632, Register's Office for Davidson County, Tennessee.