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SPECIAL WARRANTY DEED

FROM: SUNTRUST BANK, a Georgia banking corporation,
Grantor

TO: AJS ASSOCIATES,
Grantee

This instrument was prepared by:

Robert C. Hannon, Esq.
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner (s) as follows:

AJS Associates
7604 State Highway 60
Sellersburg, Indiana 47172

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers
142-368
Field Book Numbers

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Thousand and No/100 Dollars ($600,000.00).

Robert C Hannon
Affiant

SUBSCRIBED AND SWORN TO before me, this the 1st day of November, 2004.

J. M West
NOTARY PUBLIC

My Commission Expires: Sept. 24, 2005

JAMES M. WEST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, SUNTRUST BANK, a Georgia banking corporation, successor to SunTrust Bank, Nashville, National Association, a national banking association (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto AJS ASSOCIATES (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings and structures located thereon (the "Property").

The Property is unimproved property known as 2090 Hicks Road, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B

attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

PROVIDED the Property is conveyed subject to the following condition, covenant, restriction and agreement, which shall run with the land and shall be binding upon the inure to the benefit of the heirs, personal representatives, successors and assigns of Grantor and Grantee:

The Property shall not be used as a commercial bank, savings bank or savings and loan association (collectively, "Financial Institution").

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

Witness my hand this 1st day of Nov., 2004.

SUNTRUST BANK, a Georgia banking corporation
By: Martha H. Byrd
Print Name: MARTHA H. BYRD
Title: VICE PRESIDENT

STATE OF ~~TENNESSEE~~ GEORGIA
COUNTY OF ~~DAVIDSON~~ Fulton

Before me, Glenda Rochester, a Notary Public of said County and State, personally appeared Martha H. Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be Vice President (or other officer authorized to execute the instrument) of SUNTRUST BANK, the within named bargainor, a Georgia state chartered bank, and that Martha Byrd as such Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the state chartered bank by himself/herself/themselves as Martha H Byrd.

Witness my hand and seal, at Office in Fulton County, this 1st day of ~~October,~~ November 2004.

Glenda Rochester
Notary Public

My Commission Expires:

GLENDA ROCHESTER
Notary Public, Rockdale County, Georgia
My Commission Expires August 7, 2007

1971 NASHVILLE
10/29/04

EXHIBIT A TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

Beginning at a concrete monument situated in the northerly margin of Old Harding Pike, said point also being the southeast corner of the R. W. Steltemeier property of record in Book 4321, Page 612, R.O.D.C., TN.;

Thence, leaving said road, N 11deg10'48" E, a distance of 213.35 feet to an iron rod;

Thence, S 68deg57'40" W, a distance of 158.16 feet to an iron rod situated in the easterly margin of Hicks Road;

Thence, along said road, N 11deg03'56" E, a distance of 115.30 feet to an iron rod;

Thence, along said road, N 34deg27'27" E, a distance of 53.73 feet to an iron rod situated in the southerly margin of U.S. Highway 70 South;

Thence, along said road, N 88deg54'56" E, a distance of 171.71 feet to an iron rod;

Thence, leaving said road, S 01deg08'12" E, a distance of 168.30 feet to an iron rod;

Thence, S 22deg16'02" E, a distance of 92.14 feet to an iron rod situated in the northerly margin of Old Harding Pike;

Thence, along said road, S 69deg05'07" W, a distance of 167.24 feet to the point of beginning and containing 44,174.267 square feet or 1.014 acres of land.

Being a portion of the same property conveyed to Suntrust Bank Nashville National Association of record in Book 11384, Page 446 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

ENCUMBRANCES

1. 2004 Taxes, a lien, which are not yet due and payable.

2. Agreement for Dedication of Easements of Public Utilities as set forth in instrument recorded in Book 8626, page 818, Register's Office for Davidson County, Tennessee.

3. Easement for Highway Purposes granted to State of Tennessee, as set forth in instrument recorded in Book 5034, page 369, said Register's Office

4. All matters shown on Plat recorded in Book 4470, page 73, said Register's Office.

5. All matters shown on Plat to be recorded.

6. All matters of record.

7. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a current survey would show.