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

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

ADDRESS NEW OWNER:
McCombs Acquisitions & Collectibles, LLC
5836 Hillsboro Rd.
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Fifth Third Bank, N.A.
230 Public Square
Franklin, TN 37064

MAP **130-9**
GROUP
PARCEL **65**

Davidson County DEEDWARR
Recvd: 12/03/04 13:13 3pgs
Fees:18.00 Taxes:1313.50
20041203-0144325

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, **James H. Kemp, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **McCombs Acquisitions & Collectibles, LLC**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

Being the same property conveyed to James H. Kemp, unmarried by deed from Bettye L. Mallery of record in Book 8320, page 821, 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 2005 and subsequent years.

This is improved property known as 403 Page Rd., Nashville, Tennessee 37205.

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", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said l and in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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.

JENNIFER S. KEMP, wife of James H. Kemp, joins in this conveyance to transfer any right, title or interest she may have in subject property, marital or otherwise.

WITNESS our hands this the 30th day of November, 2004.

James H. Kemp

Jennifer S. Kemp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James H. Kemp and Jennifer S. Kemp**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 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 $355,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

Exhibit "A"

Land in Davidson County, Tennessee, being part of Lot No. 15, Block D and a portion of a 25 foot wide closed street shown on the Revised Plan of the Highlands of Belle Meade No. 2, of record in Book 843, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way (25 feet from the centerline) of Page Road with the southerly margin of a 25 foot street shown on in Block D on the Revised Plan of Highlands of Belle Meade No. 2 of record in Plat Book 843, page 18, Register's Office for Davidson County, Tennessee; thence, with said margin westerly 288.62 feet; thence, severing said street, northerly 25 feet; thence, continuing on the same line and severing said street, northerly 25 feet; thence, continuing on the same line and severing Lot 15 of said Block D, northerly 87.50 feet, a total of 112.50 feet; thence, continuing to sever said Lot 15, easterly 251.33 feet to said westerly right-of-way of Page Road; thence, with said right-of-way, southerly 118.52 feet to the beginning containing 0.70 acre more or less.