GENERAL WARRANTY DEED

TO:	Drew Klieger and wife, Helen Klieger	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
FROM:	Jerry W. Maddux and wife, Claudia M. Maddux	424 Church Street, Suite 2000 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Drew Klieger and wife, Helen Klieger 57 Willow Street Nashville, TN 37210	Same	Map 93-12, Parcel 43

Davidson County DEEDWARR
Recvd: 12/06/04 14:20 4pgs
Fees:23.00 Taxes:1276.50
20041206-0145022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $345,000.00

Affiant

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

Sworn to and subscribed before me, this 3rd day of December, 2004.

My Commission Expires: 7-29-06

Notary Public

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry W. Maddux and wife, Claudia M. Maddux** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Drew Klieger and wife, Helen Klieger** (hereinafter called the "Purchaser"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 57 Willow Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons (other than claims arising out of the matters set forth above). 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 3rd day of December, 2004.

SELLER:

Jerry W. Maddux

Claudia M. Maddux

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jerry W. Maddux, the within named 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 seal, at office in Nashville, Tennessee, this 3rd day of December, 2004.

Notary Public

My Commission Expires: 7-29-06

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Claudia M. Maddux, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of December, 2004.

Notary Public

My Commission Expires: January 29, 2005

TRACEY L. PRUITT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Pageot's Village, as of record in Book 21, Page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry W. Maddux by deed from Douglas Rice and Terry L. Secrest of record as Instrument No. 20010702-0069688, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2005, a lien, not yet due and payable.