THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

Davidson County DEEDWARR
Recvd: 12/22/04 13:28 3pgs
Fees:17.00 Taxes:0.00
20041222-0152250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $ 50.00 Remnant Parcel

Affiant

Subscribed and sworn to before me this the 14th day of December, 2004.

Notary Public

My Commission Expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Thomas Tiesler and wife, Janey M. Tiesler 304 Harpeth View Trail Kingston Springs, Tennessee 37082	Same	Map 130-07-0 Parcel 097.00 P/O

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 consideration the receipt of which is hereby acknowledged, **The Bacon Group, Inc. and Catalyst Management, LLC,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Thomas Tiesler and wife, Janey M. Tiesler**, 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:

See Exhibit "A" attached hereto and incorporated by reference herein.

Being a part of the same property conveyed to The Bacon Group, Inc. and Catalyst Management, LLC by deed of record in Instrument No. 20041124-0140986, a re-recording to correct the Grantee's name and as originally recorded in Instrument No. 20030205-0015621; and further being that portion of Grantors' land not encompassed by the final plat of Sunnybrook Lane, Section One, of record in Instrument No. 20040504-0050685, Register's Office for Davidson County, Tennessee. The aforedescribed tract of land to be combined with the subject property depicted on Sunnybrook Lane, Section One, as "future development".

This is unimproved property known as Sunnybrook Drive, 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 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, except as set forth above, and we do further covenant and bind ourselves, our successors and assigns, 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. Whenever 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 the hands of the duly authorized officers and member this 14th day of December, 2004.

THE BACON GROUP, INC.

BY: _____
RICHARD BACON, PRESIDENT

CATALYST MANAGEMENT, LLC

BY: _____
DANNY ROSEN, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Richard Bacon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The Bacon Group, Inc., a corporation, and that he, as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 2-10-08

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Danny Rosen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Catalyst Management, LLC, a Limited Liability Company, and that he, as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 2-10-08

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

EXHIBIT "A"

PROPERTY DESCRIPTION

Beginning at an iron rod situated in the easterly margin of Sunnybrook Drive, said point also being the southwest corner of Lot 2 on the Plat of Sunnybrook Lane Section One of record in Instrument No. 20040504-0050685, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, S 85 deg. 55' 37" E, a distance of 303.27 feet to an iron rod;

Thence, S 05 deg. 07' 32" W, a distance of 40.53 feet to an iron rod;

Thence, N 84 deg. 18' 49" W, a distance of 302.65 feet to an iron rod situated in the easterly margin of Sunnybrook Drive;

Thence, along said road, N 04 deg. 04' 23" E, a distance of 32.00 feet to the point of beginning and containing 10,985.861 square feet or 0.252 acres of land.