This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
The Elam Company 4338 Chickering Lane Nashville, TN 37215	SAME	Map 34-1, Parcel 80

Davidson County DEEDWARR
Recvd: 01/14/05 14:35 3 pgs
Fees:18.00 Taxes:1850.00
20050114-0005489

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Bread Building General Partnership, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to The Elam Company, a Tennessee corporation ("Grantee"), its heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the Final Plat of the Resubdivision of Lots 3 thru 10 Dupont City Subdivision, of record in Book 6200, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with rights of ingress and egress and/or construction easements for sewers as set forth and contained in instruments of record in Book 5550, page 380, and Book 5871, page 675, said Register's Office.

Being the same property conveyed to Bread Building Limited Partnership by deed from Lewis Brothers Bakeries Incorporated of Tennessee, a Tennessee corporation, of record in Book 10297, page 926, Register's Office for Davidson County, Tennessee. The said Bread Building Limited Partnership was converted to a general partnership as evidenced by Certificate of Cancellation of Limited Partnership dated December 18, 2003 of record in Instrument No. 20031222-0182042, said Register's Office.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to all matters shown on the Plan of record in Plat Book 6200, page 227, Register's Office for Davidson County, Tennessee.

(2) Sewer easement and any temporary construction easement as reserved in deeds of record in Book 5550, page 380 and Book 5871, page 675, Register's Office of Davidson County, Tennessee.

(3) Unrecorded lease agreement by and between Bread Building Limited Partnership, as lessor, and Flowers Banking Company, as lessee, dated June 28, 1996, as amended

by the First Amendment to Lease Agreement dated January 7, 1997 and the Second Amendment to Lease Agreement dated August 20, 2003.

(4) All matters shown on the survey made by Phillip E. Holmes, Jr., Registered Land Surveyor No. 1728, Volunteer Surveying, dated January 7, 2005.

(5) Subject to property taxes for the year 2005, a lien not yet due and payable.

This is improved property commonly known as 113 Gleaves Street, Goodlettsville, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 14th day of January, 2005.

Bread Building General Partnership

By: Spiva/Hill Management and Investment, LLC
Its: Partner

By: George N. Spiva
Its: Chief Manager

Gary McDaniels, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, George N. Spiva, 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 Spiva/Hill Management and Investment, LLC, a Tennessee limited liability company, a partner in the within named bargainor, and who acknowledged that as such Chief Manager of the Partner, he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS MY HAND, at office, this 14th day of January, 2005.

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-29-06

My Commission Expires July 29, 2006

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, Gary McDaniels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 14th day of January, 2005.

LAURA STEWART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Gayle E. Smith
Affiant

Sworn to and subscribed before me this 14th day of January, 2005.

Traci Henry
Notary Public

My Commission Expires: 7-29-06

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

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