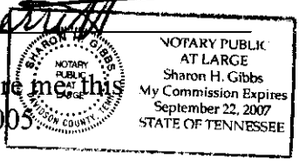
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 750,000.00.

Dalena Berrett
Affiant

Subscribed and sworn to before me this the 31 day of January, 2005.



Sharon H. Gibbs
Notary Public
My commission expires: September 22, 2007

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Dalena Berrett 325 Whitworth Way Nashville, TN 37205	Same	116-10/24

Davidson County DEEDWARR
Recvd: 02/02/05 08:57 3 pgs
Fees:18.00 Taxes:2775.00



20050202-0012024

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, VICTOR H. RUMORE ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto DALENA BERRETT ("GRANTEE"), her successors, heirs and assigns, certain real estate in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 309 Belle Meade Boulevard, Nashville, Tennessee 37205. This property is investment property and is not the residence of Grantor.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, her successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds himself, his heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, her successors, heirs, and assigns, against the lawful claims of all persons whomsoever (other than claims arising out of the matters set forth on Exhibit A).

Della C. Rumore, spouse of GRANTOR, executes this instrument solely in order to quitclaim to GRANTEE any interest she may have in the Property as the spouse of GRANTOR, although she claims no such interest.

WITNESS our hands this 20th day of January, 2005.

Victor H. Rumore

Della C. Rumore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Joe Vaulx Crockett III, a Notary Public in and for said County and State, the within-named VICTOR H. RUMORE and wife, DELLA C. RUMORE, the bargainors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 20th day of January, 2005.

JOE VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

Notary Public
My Commission Expires: _____

wpdocs\berrett\040748-2\warrdeed.gen 011705

PROPERTY DESCRIPTION

(309 Belle Meade Boulevard, Nashville, Tennessee)

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of the First Belle Meade Subdivision, as of record in Book 332, pages 88 and 89, Register's Office for said County, and part of Lot No. 1 on the Map of Johnson Bransford's Subdivision of part of Lot No. 3 in Deer Park, Belle Meade, as of record in Book 421, page 133, said Register's Office, described together according to a survey made by W. B. Southgate, Surveyor, May 21, 1938, as follows:

Beginning at the northwest corner of Belle Meade Boulevard and Jackson Boulevard; thence with the northerly margin of Jackson Boulevard, northwestwardly 298.05 feet to the corner of Lots Nos. 1 and 2 on the last above mentioned plan; thence with the line between said two lots in a northerly direction 125 feet to an iron pin; thence in a southeasterly direction 295 feet to an iron pin in the westerly margin of Belle Meade Boulevard; thence with the westerly margin of said Boulevard, southwardly 125 feet to the point of beginning.

Being the same property conveyed to GRANTOR by Deed of Record in Book 10739, page 325, Register's Office for Davidson County, Tennessee.

EXCEPTIONS TO TITLE

The Property is conveyed subject to the following matters:

1. Taxes for the year 2005, which have been prorated and will be paid by GRANTEE.

2. All matters which would be disclosed by an accurate survey of the Property.

3. All matters shown on the plat of record in Book 332, pages 88 and 89, Register's Office for Davidson County.

EXHIBIT A