OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF January, 2005.

NOTARY PUBLIC

My Commission expires: 7-29-06

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES H. HILLIS, JR.	Same	95-15-39
(NAME)	(NAME)	
354 Jake Whorton Road		
(ADDRESS)	(ADDRESS)	
Silver Creek, GA 30173		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 125,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BOBBY W. HOWARD AND WIFE, REBECCA P. HOWARD

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JAMES H. HILLIS, JR.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Davidson County DEEDWARR
Recvd: 02/11/05 14:02 3 pgs
Fees:18.00 Taxes:462.50

20050211-0016071

This is unimproved (X) improved ( ) property, known as 2351 Elm Hill Pike - Nashville, TN 37210

(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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, unless otherwise set out herein. **We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs 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.

Witness our hands this 28th day of January, 2005.

Bobby W. Howard
BOBBY W. HOWARD

Rebecca P. Howard
REBECCA P. HOWARD

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BOBBY W. HOWARD AND REBECCA P. HOWARD, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of January, 2005.

My Commission expires:
1-29-06

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____

_____
Notary Public

EXHIBIT "A"

TRACT I:

LAND in Davidson County, Tennessee, being an irregular shaped tract of land in Nashville, Davidson County, Tennessee lying on the south margin of the new relocated Elm Hill Pike between Sims branch and the property conveyed to Nashville Electric Service (City of Nashville) and described according to a survey, dated July 2, 1986, prepared by Dale and Associates, Inc.

Said tract of land begins at a point in the south margin of the relocated Elm Hill Pike and the center line of Sims Branch; thence in an easterly direction along the south margin of said Elm Hill Pike with a radius of 954.93 feet a distance of 8 feet, thence North 12 degrees 04' 42' east 10.10 feet to a point, thence continuing in an easterly direction with a radius of 964.62 feet a distance of 373.20 feet to an iron pin, also being the north margin of the above mentioned Nashville Electric Service property recorded in Book 2157, page 251; thence leaving the south margin of the relocated Elm Hill Pike in a westerly direction South 81 degrees 30' 42" west 9 feet to an iron pin; thence South 8 degrees 29' 19' east 85.19 feet to an iron pin; thence South 82 deg. 28' 54' West 149 feet to an iron pin in the center line of Sims Branch; thence North 22 degrees 17' 33 west 88.01 feet to an iron pin, thence South 82 degrees 29' 38' west 104.67 feet to a point, thence North 83 degrees 33' 34" West 70.36 feet; thence North 56 degrees 06' 27' West 18.66 feet to a point; thence North 29 degrees 32' 26" West 22.34 feet; thence North 01 degrees 11' 37" West 33.38 feet to the south margin of the relocated Elm Hill Pike, the point of beginning.

Being the same property conveyed to BOBBY W. HOWARD AND WIFE, REBECCA P. HOWARD, by deed of record in Book 9800, page 127, said Register's Office.

TRACT II:

Being land in the First Civil District, Nashville, Davidson County, Tennessee, located generally on the south side of Elm Hill Pike between McGavock and Briley Parkway and being more particularly described as follows:

Beginning at an iron pin found at the southeast corner of Bobby W. Howard and wife, Rebecca P. Howard as of record in Deed Book 9800, Page 127, R.O.D.C., said pin being located S10'45'26'E, 20.19 feet from an iron pin found with cap "Delle 1710" at the southwest corner of the Metropolitan Government Nashville electric Power Board, as of record in Deed Book 2157, Page 251, R.O.D.C.;

THENCE, S73 deg. 34' 47" W, 142.82 feet to the center of Sims Branch (being the same line as S75°51'W, to the center of Sims Branch as called for in the deed of Bobby W. Howard and wife, Rebecca P. Howard Book 4825. Page 1, R.O.D.C.);

THENCE, with the center of Sims Branch, N22 deg. 53' 51"W, 16.94 feet to a southwest corner of Bobby Howard and wife, Rebecca P. Howard, as of record in Deed Book 9800, Page 127, R.O.D.C.;

THENCE, with the southerly line of Howard, N80 deg.12'47'E, 145.71 feet to the point of beginning.

Being the same property conveyed to BOBBY W. HOWARD AND WIFE, REBECCA P. HOWARD, by deed of record as Instrument No. 20000802-0076458, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County Taxes for 2005, which have been prorated and assumed by the Grantee.

2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4260, page 16, and Book 4371, page 173, said Register's Office.

3. Easement of record in Book 2157, page 251, said Register's Office.