Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
JJC, LLC 5429 Heather Lane Brentwood, TN 37027	New Owner	Map103-08, Parcel 59.00
This instrument prepared by: Marshall L. Hix, Esquire, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 03/02/05 10:03 3 pgs
Fees:18.00 Taxes:2127.50
20050302-0022805

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **DENTON REAL ESTATE, LLC,** a Tennessee limited liability company ("Grantor") has bargained and sold, and hereby transfers and conveys to **JJC, LLC,** a Tennessee limited liability company ("Grantee"), and its respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. This conveyance is subject to any and all existing easements and restrictions of record.

3. This conveyance is subject to the plan of record in Book 547, Page 21, Register's Office for Davidson County, Tennessee.

4. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines. If any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 4403 and 4405 Murphy Road, Nashville, TN 37209.

EXECUTED this 1st day of March, 2005.

Denton Real Estate, LLC

BY: Berenice M. Denton

~~Bernice~~ M. Denton, Chief Manager

(BMD) Berenice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Bernice M. Denton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager of Denton Real Estate, LLC, the within named bargainor, a limited liability company, and that such Chief Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company, as Chief Manger.

Witness my hand and seal, at office in Nashville, TN, this 1st day of March, 2005.

Notary Public

My Commission Expires: 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

DESCRIPTION OF THE LAND

Land in Davidson County, Tennessee, being Lot No.s 2 and 3 on the Plan showing Subdivision of Lot No. 346 in the Richland Realty Company's Subdivision of Westlawn, of record in Book 547, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No.s 2 and 3 front together 100 feet on the southerly side of Minnesota Avenue or Murphy Road and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Denton Real Estate, LLC from Travis E. Beasley by Warranty Deed dated March 6, 1997 and of record in Book 10373, page 175, Register's Office for Davidson County, Tennessee.