THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 560,000.00. Gail Heyrett Affiant
Davidson County DEEDWARR Recvd: 03/03/05 11:57 2 pgs Fees:13.00 Taxes:2072.00 20050303-0023525	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2005. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

FREDERICA N MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Exp. Nov. 10, 2008

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason W. Owen	SAME	MAP 103-12
224 Cherokee Road		PARCEL 52
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Duane P. Sichveland and wife Peggy R. Sichveland**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason W. Owen, unmarried 73.84% ownership interest and Kyle R. Quigley, unmarried 26.16% ownership interest, as tenants in common with rights of surviorship**

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:

Land in Davidson County, Tennessee, being Lot No. 43, Block "I" on the Plan of Cherokee Park, Third Section, as of record in Plat book 843, pages 2 and 3, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Duane P. Sichveland by deed from Francis E. Hipkins and Frances M. Hipkins of record in Instrument No. 200212120153512, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **224 Cherokee Road, Nashville, TN 37205.**

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; 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. 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 _____ hand( ) this the 2nd day of March, 2005.

Duane P Sichveland by Richard Bryan, attorney in fact
Duane P. Sichveland
BY: Richard Bryan, Attorney in Fact

Peggy R Sichveland by Richard Bryan, attorney in fact
Peggy R. Sichveland
BY: Richard Bryan, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Duane P. Sichveland as his attorney in fact, as the free act and deed of the within named Duane P. Sichveland.

Witness my hand and official seal at Nashville, Tn this 2nd day of March, 2005.

My commission expires:
May 24, 2008

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Bryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Peggy R. Sichveland as her attorney in fact, as the free act and deed of the within named Peggy R. Sichveland.

Witness my hand and official seal at Nashville, Tn this 2nd day of March, 2005.

My commission expires:
May 24, 2008

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE TENN.