This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

File No. 17641-3

Map 079-00-0; Parcel 043.00

ADDRESS NEW OWNER AS FOLLOWS:
Parke Brown
5750 Hillsboro Pike
Nashville, Tennessee 37215

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 03/09/05 08:54 4 pg
Fees:23.00 Taxes:1480.00
20050309-0025969

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Johnnye B. Sullivan, Trustee for the Darce F. Sullivan Revocable Trust dated February 7, 1997, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Parke Brown, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land lying and being in the Davidson County, Tennessee, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point South 85° 35' West 23 feet from a concrete right-of-way marker on the north right-of-way of Cockrill Bend Industrial Road said marker being Station 13 + 38.68 of said road; thence with the said north right-of-way South 85° 35' West 200 feet to an iron pin, the southwest corner of this tract; thence leaving said right-of-way North 11° 24' West 304.00 feet to a point, the northwest corner of this tract; thence North 78° 36' East 200 feet to a point; thence South 11° 24' West 330 feet to the point of BEGINNING, this tract containing 1.46 acres, more or less.

Being part of the same property conveyed to Darce F. Sullivan and wife, Johnnye B. Sullivan by Deed from State of Tennessee of record in Book 4684, page 554, Register's Office for Davidson County, Tennessee. Part of the said property was further conveyed to Darce F. Sullivan and wife, Johnnye B. Sullivan as to a one-half (1/2) undivided interest and James H. Sullivan and wife, Barbara J. Sullivan as to a one-half (1/2) undivided interest by Quitclaim Deed of record in Book 5067, page 956. Barbara JoAnn Sullivan further conveyed her interest to James Henry Sullivan by Quitclaim Deed of record in Book 5456, page 980. The said James H. Sullivan having since died on March 19, 1986. The said property was further conveyed to Darce F. Sullivan and wife, Johnnye B. Sullivan by Quitclaim Deed from Joan Sullivan and First Tennessee Bank National Association, Co-Executors of the Estate of James H. Sullivan, and Joan Sullivan, individually of

record in Book 7077, page 836 (said Estate having been administered under Probate No. 861244-P, Probate Court of Hickman County, Tennessee). The said property was further conveyed to Darce F. Sullivan and Johnnye B. Sullivan, Trustees of the Darce F. Sullivan Revocable Trust dated February 7, 1997 with full power and authority to sell, transfer, exchange, convey, and encumber, by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with her as Trustee, to look to the proper disposition of the proceeds arising from any such transaction, by Quitclaim Deed from Darce F. Sullivan and wife Johnny B. Sullivan of record in Book 10347, page 879, Said Register's Office of Davidson Count, Tennessee. The said Darce F. Sullivan having since died on August 1, 2000. The property is vested in Johnnye B. Sullivan as sole surviving Trustee.

THIS is improved property, known as: 7110 Cockrill Bend Boulevard, Nashville, Tennessee 37209.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and its successors and assigns, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, except as set forth on the attached Exhibit "A". Grantor does further covenant and bind herself and her heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto this the 2nd day of March, 2005.

Johnnye B. Sullivan, Trustee of the Darce F. Sullivan Revocable Trust dated February 7, 1997

(Notary Acknowledgments Continued on Following Page)

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 Johnnye B. Sullivan, Trustee of the Darce F. Sullivan Revocable Trust dated February 7, 1997, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 2nd day of March, 2005.



Brenda H Brown
Notary Public
My Commission Expires: 3-19-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 400,000.00.

~~Affiant~~

Subscribed and sworn to before me this the 4th day of March, 2005.

Dorothy Faye Hood
Notary Public
My Commission Expires: 8/26/2007

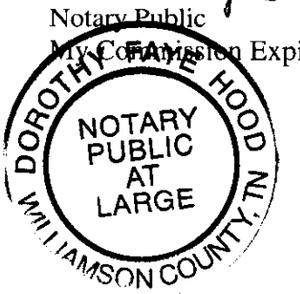


EXHIBIT " A"

Permitted Encumbrances

1. Taxes for the year 2005 and subsequent years, not yet due and payable. Map 079-00-0, Parcel 043.00
2. Sanitary Sewer Easement as shown on the deed of record in Book 4684, page 554, Register's Office for Davidson County, Tennessee.
3. Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction Purposes of record in Book 8332, page 970, Register's Office for Davidson County, Tennessee.
4. Sanitary Sewer and/or Storm Drainage Easement of record in Book 6229, page 499, Register's Office for Davidson County, Tennessee.
5. Matters shown on an ALTA/ACSM Land Title Survey (Tax Map 79 Parcel 43) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated February 17, 2005 and bearing job no. 05052 BB. Nothing herein shall be construed to adopt the legal description of said Survey for the purposes of this Warranty Deed.