GENERAL WARRANTY DEED

TO: Carroll Kimball
BY:

THIS INSTRUMENT PREPARED

Kim A. Brown, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

FROM: William Cunningham and
Pamela Cunningham

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Carroll Kimball 1213 VINTAGE PL. NASHVILLE, TN 37215	Same	Map 25-12 Parcel 66 GO 3915

Davidson County DEEDWARR
Recvd: 03/17/05 12:41 4 pgs
Fees:23.00 Taxes:516.39

20050317-0029486

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $139,564.28.

Carroll Kimball
Affiant

DONNA C. DILLARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sworn to and subscribed before me, this 15th day of February, 2005.

Donna C. Dillard
Notary Public

My Commission Expires: 3/22/08

My Commission Expires MAR. 22, 2008

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **William Cunningham and wife, Pamela Cunningham** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Carroll Kimball** (hereinafter called the "Buyer"), and Buyer's successors and assigns all of Seller's interest in certain real property located in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

The Property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple. Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to the Property to Buyer, and Buyer's successors and assigns,

against the lawful claims of all persons (other than claims arising out of the matters set forth in Exhibit B hereto). 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 22nd day of February, 2005.

SELLER:

William Cunningham

Pamela Cunningham

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared William Cunningham and Pamela Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office, this 22nd day of February, 2005.

Donna C. Dillard
Notary Public

My Commission Expires: 3/22/08

DONNA C. DILLARD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 22 2008

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Goodlettsville Heights Subdivision, Section 2, as of record in Plat Book 1424, page 120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Seller by Deed from Naomia Lorraine Andree, unmarried, of record at Instrument No. 20010605-0058755 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 2005 and subsequent Metro Davidson County taxes, which are assumed by Buyer.

2. All matters shown on plan of record in Plat Book 1424, page 120, in the Register's Office for Davidson County, Tennessee.