Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James Michael Johnson and wife, Catherine Gail Johnson 9650 South Harpeth Road Nashville, TN 37221	91-8-229 91-8-228	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, Nashville, TN 32719		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Calvin Houghland, Trustee of Bright Hour Trust created by Trust Agreement dated December 13, 2000 and being evidenced by Memorandum recorded as Instrument No. 200012140123114, Register's Office for Davidson County, Tennessee, (the "Grantor") has bargained and sold, and by these presents does transfer and convey to James Michael Johnson and wife, Catherine Gail Johnson (the "Grantees") Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

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.

2. Title to that portion of the premises, if any, embraced with the charter right-of-way of N.C. & St. L. Railroad.

3. Matters shown on the Plan of record in Book 6900, page 727, Register's Office for Davidson County, Tennessee.

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This is improved property located at 934 44th Avenue, Nashville, Tennessee and Lot 1 as shown on the map entitled Key Subdivision-Forty-Fourth Avenue North of record in Plat Book 6900, page 727, said Register's Office.

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

Grantor covenants with the Grantees that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Davidson County DEEDWARR
Recvd: 03/28/05 16:12 3 pg:
Fees:18.00 Taxes:740.00

20050328-0033121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this 23 day of March, 2005.

Kristie K. Sochovka
Notary Public

My Commission Expires: 5-29-05

KRISTIE K. SOCHOVKA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Grantor is conveying said property "AS IS WHERE IS" without representation or warranty except for any warranties of title contained herein. Without limiting the foregoing, Grantees' acceptance of this Deed shall confirm that Grantees have accepted the Property without any representation or warranty by Grantor as to the condition of the Property, including the condition of the improvements, soil, environmental conditions or any other physical characteristics of the Property.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 23 day of MARCH, 2005.

CALVIN HOUGHLAND, TRUSTEE
OF BRIGHT HOUR TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KRISTIE K SOCHOVKA, Notary Public, Calvin Houghland, Trustee of Bright Hour Trust, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of MARCH, 2005.

Notary Public
My Commission Expires:



EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Key Subdivision-Forty-Fourth Avenue North, of record in Plat Book 6900, page 727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2:

Being a certain tract or parcel of land located in the City of Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center of 3rd Street, now 44th Avenue, North, said point is the intersection of said right of way line of the 3rd Street and Michigan Avenue extended, running thence along the center of said 3rd Street, North 18 ½ deg. West, 479.5 feet to a point in Davie Gordon's fence; thence southerly 88 deg. East 61.2 feet, more or less, to the west right of way line of N.C. & St. L Railway, which right of way line is 100 feet distant from the center line of said Railway's West Nashville Branch main tract, as measured on a line at right angles thereto; thence southeastwardly with said right of way line, parallel with and at all points 100 feet distant from said center line, 540 feet, more or less, to an intersection with the center line of Michigan Avenue; thence along the center of Michigan Avenue, South 83 ½ deg. West 227.6 feet, more or less, to the center of 3rd Street or the point of beginning. The aforesaid tract is also shown as Tract 4 on that certain unrecorded survey for Key Investments prepared by Michael V. Holmes & Associates, Inc., dated September 3, 1985, last revised June 26, 1986 (job No. 85-145).

Being the same property conveyed to Calvin Houghland, Trustee of Bright Hour Trust by deed of record as Instrument No. 20050308-0025855, Register's Office for Davidson County, Tennessee.