WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00

Affiant

Subscribed and sworn to me on March 25, 2005

NOTARY PUBLIC
My Commission Expires: 1/27/07

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 03/30/05 16:10 2 pgs
Fees:13.00 Taxes:2035.00
20050330-0034754

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company LLC
2200 Abbott Martin Road, Ste. 201
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jack Sells 100 Heather Way Brentwood, TN 37027	New Owner	186-14.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Byron V. Bush and wife, Kelly Bush**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Jack Howard Sells and wife, Betty Ann Sells,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain parcel of land located in the 31st Councilmanic District of Nashville-Davidson County, Tennessee; also being that parcel of land located in the southeast quadrant of the intersection of Nolensville Road and Burkitt Road and further described according to a survey made by C. Michael Moran, R.L.S., 12168 Patterson Road, Rockvale, TN 37153, Tennessee No. 970, dated March 22, 2005, as follows:

Beginning at an iron rod situated at the intersection of the easterly margin of Nolensville Road (70 feet, more or less) and the southerly margin of Burkitt Road (50 feet, more or less); thence leaving the said margin of Nolensville Road and with the said southerly margin of Burkitt Road North 87° 27' 47" East, 352.47 feet to an iron rod; said iron rod being the most northwesterly corner of the Michael Ray Bolton, etux, property as of record in Book 4857, Page 813, Register's Office, Davidson County, Tennessee; thence, leaving the said margin of Burkitt Road and along the boundary line of Bolton South 23° 40' East, 171.98 feet to an iron rod; thence, South 67° 55' West 259.50 feet to an iron rod situated in the aforementioned margin of Nolensville Road; thence, leaving the boundary line of Bolton and along the said margin of Nolensville Road, North 37° 02' 13" West, 300.00 feet to the point of beginning.

Being the same property conveyed to Byron V. Bush, married, by deed from Rachel Y Bonds, an unmarried person, dated June 3, 2003, filed June 9, 2003, of record in Instrument No. 20030609-0079308, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County and subsequent taxes are assumed by the Grantee.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as unimproved property located at Nolensville Road and Burkitt Road Antioch, TN, Davidson County .

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on March 23, 2005.

Byron V. Bush

Kelly Bush

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 23, 2005, before me personally appeared Byron Bush and Kelly Bush to me known (or proved to me on the basis of satisfactory evidence) to be the people described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

Witness my hand and official seal on March 23, 2005.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE