SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

WARRANTY DEED

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXPIRES: FEBRUARY 19, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to me on March 31, 2005

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Esq.
Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 04/04/05 14:11 2 pg
Fees:13.00 Taxes:1128.50
20050404-0036404

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Earnhardt Pirkle Ventures 5312 Forest Acres Drive Nashville, Tennessee 37220	SAME	105-14-0-071.00

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, Thelma Daugherty Heflin and Robert Douglas Huffines, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Earnhardt Pirkle Ventures, a Tennessee general partnership, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the northerly 50 feet of Lot# 65 on the Waverly Land Company's plan of lots called "Waverly Place", of record in Plat Book 57, Page 95, said Register's Office, to which plat reference is hereby made for a more complete description of said property. Said Part of Lot #65 fronts 50 feet on the westerly side of 8th Avenue South formerly the Franklin Pike, and runs back between parallel lines 194.8 feet, more or less to an alley.
>
> Being the same property conveyed to Thelma Daugherty Heflin and Robert Douglas Huffines by Installment Deed from Elaine Rose Alvarez of record in Book 6251, Page 830, Register's Office for Davidson County, Tennessee dated March 14, 1984.
>
> 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 Grantees; and
> 2. Matters shown on plan of record in Plat Book 57, page 95, in the Register's Office for Davidson County, Tennessee; and
> 3. 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 improved property located at 2123 8th Avenue South, Nashville, TN 37204.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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, its 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 31, 2005.

Thelma Daugherty Heflin

Robert Douglas Huffines

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 31, 2005, before me personally appeared Thelma Daughtery Heflin and Robert Douglas Huffines, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed

Witness my hand and official seal on March 31, 2005.

NOTARY PUBLIC

My Commission Expires: 1/27/07

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE