WARRANTY DEED

G-CD-04-0033

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

Subscribed and sworn to before me, this 18th DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph J. Kovalick II	First Bank	92-13-402+
Lot # 292, 249, 251, 253, 33rd Ave. North	(NAME) 200 4th Avenue North, Ste. 100	92-13-399+
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Nashville, TN 37219	92-13-400+92-13-401
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRETT H. MASSEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH J. KOVALICK II, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract One:

Land in Davidson County, Tennessee, Being Lot No. 55, on the Plan of Hortense Place, as of record in Plat Book 161, page 162, Register's Office for said County, to which reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Brett H. Massey by deed from John S. Orr as shown of record in Book 11258, page 828, Register's Office Davidson County, Tennessee.

Tract Two:

Land in Davidson County, Tennessee, Being Lot Nos. 92, 93 and 94 on the Plan of Hortense Place, as of record in Plat Book 161, page 162, Register's Office for said County, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brett H. Massey by deed from John S. Orr as shown of record in Instrument No. 199912280307388, Register's Office Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/04/05 15:32 2 pgs
Fees:13.00 Taxes:851.00

20050404-0036552

unimproved ( )
This is improved (X) property, known as Lot # 292, 249, 251, 253, 33rd Ave. North, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this 18th day of March, 2005.

STATE OF Tennessee
COUNTY OF Davidson

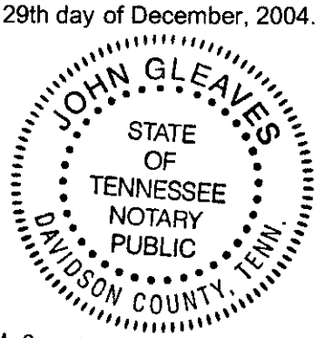
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett H. Massey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 29th day of December, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903