THIS INSTRUMENT WAS PREPARED BY
RETURN TO:

H. Anthony Duncan, Esq.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Natasha Bilbrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15 day of April, 2005.

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/4/06

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
John Reed
2301 Bransford Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
105-15 13.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARTERT-RUSSELL, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **JOHN REED and wife, MARTHA STAMPS REED,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

See Attached Exhibit A Hereby Incorporated by Reference

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **2301 Bransford Avenue, 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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 15 day of April, 2005.

HARTERT-RUSSELL, LLC,
a Tennessee limited liability company

By:
Its: Member

Davidson County DEEDWARR
Recvd: 04/20/05 10:34 3 pgs
Fees:18.00 Taxes:555.00
20050420-0043860

STATE OF TENNESSEE)
COUNTY OF Williamson)

On this 15 day of April, 2005, before me appeared Kevin Russeell, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me dully sworn (or affirmed) did say that she/he is a duly authorized and empowered member of Hartert-Russell, LLC, a Tennessee limited liability company and that the instrument was signed on behalf of the company, by authority of its members, and Kevin Russell acknowledged the instrument to be the free act and deed of the company.

Witness my hand this 15 day of April, 2005.

Notary Public H. Anthony Duncan

My Commission Expires: 1/4/06

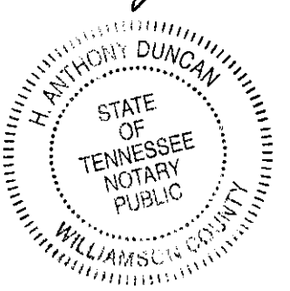


EXHIBIT A

TRACT A:

LAND in Davidson County, Tennessee, being part of Tract No. 1 on the Map of the lands of W.W. Berry, deceased, of record in Book 421, Page 26, said Register's Office, described according to a copy of a survey made October 30, 1948, by Hal R. Swann, Jr., Surveyor, as follows:

BEGINNING at a point in the westerly margin of Bransford Avenue, 28.6 feet south of the bank of Brown's Creek, in the easterly terminus of a 25 foot easement or travelway as established in deed to Metal Products Company of record in Book 1491, Page 228, said Register's Office, thence along the margin of Bransford Avenue, South 20 deg. 38 min. East 30 feet to a point; thence South 40 deg. 14 min. West 68.2 feet to a point; thence North 20 deg. 38 min. West 30 feet to a point in the south line of said 25 foot easement; thence with the line of the same North 40 deg. 14 min. East 68.2 feet to the beginning.

TRACT B:

LAND in Davidson County, Tennessee, being part of Tract No. 1 on the map of the land of W.W. Berry, deceased, of record in Book 421, Page 26, said Register's Office and described according to a survey dated October 20, 1982, by William M. Keel, surveyor, as follows:

BEGINNING to an iron pin in the westerly margin of Bransford Avenue, in the southerly bank of Brown's Creek and on the northerly margin of a 25 feet easement or travelway as established in deed to Metal Products Company of record in Book 1491, Page 228, said Register's Office, thence along the said westerly margin of Bransford Avenue, South 20 deg. 38 min. East 28.6 feet to an iron pin in the northeasterly corner of the property conveyed to Robert D. Bango et ux, Mildred L. Bango, by deed of record in Book 5775, Page 809, said Register's Office; thence along the northerly line of the said Bango property south 40 deg. 14 min. West 68.20 feet to a point in the northwesterly corner of the said Bango property; thence South 20 deg. 38 min East 30 feet to a point in the southwesterly corner of the said Bango property; thence North 40 deg. 14 min. East 68.20 feet to a spike in the southeasterly corner of the said Bango property and in the westerly margin of Bransford Avenue; thence South 20 deg. 38 min. east 49 feet along the westerly margin of Bransford Avenue to an iron pin; thence South 73 deg. 47 min. 44 sec. West 93.35 feet to an iron pin; thence North 3 deg. 23 min. West 62.40 feet to an iron pin; thence North 40 deg. 41 min. east 85.00 feet to an iron pin; being the point of beginning.

BEING the same property conveyed to HARTERT-RUSSELL, LLC, a Tennessee limited liability company, by Warranty Deed from O'DELL EQUIPMENT AND SUPPLY CO., INC., a Kentucky corporation, of record as Instrument No. 20000228-0019175, Register's Office for Davidson County, Tennessee.

Map & Parcel #: 105-15 3.00