WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $118,000.00

Daniel L Merriweather Jr
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF MAY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Daniel L. Merriweather, Jr	First Tennessee Home Loans	MAP:072-06-0
919 Elvira Ave	1555 W. Walnut Hill Lane, Ste 200	Parcel:101.00
Nashville, TN 37216	Irving, TX 75038	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

COMPASS DEVELOPMENT, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DANIEL L. MERRIWEATHER, JR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 919 Elvira Ave, Nashville, TN 37216

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 the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors 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 its hand on the 27th day of May, 2005.

Davidson County DEEDWARR
Recvd: 06/07/05 08:55 2 pgs
Fees:13.00 Taxes:436.60

20050607-0064721

Compass Development, LLC

By: H David Bearden
H. David Bearden, Member Manager

Chain of Title Contains a tax sale that occurred 01/08/2002.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, H. David Bearden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member Manager of COMPASS DEVELOPMENT, LLC, the within named barganor, a corporation, and that H. David Bearden, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 27th day of May, 2005.

Notary Public

My Commission Expires:

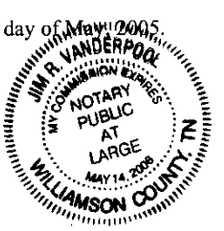


EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16, ON THE PLAN OF C. W. WALLER'S SUBDIVISION OF THE JOHN D. ANDERSON HOME PLACE, OF RECORD IN PLAT BOOK 421, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, EXCEPT A STRIP OF GROUND 50 X 180 FEET OUT OF THE SOUTHWEST CORNER OF THE SAME AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF ELVIRA AVENUE AT THE CORNER OF LOTS 15 AND 16; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHERLY 385.2 FEET TO A POINT; THENCE WESTERLY 100.8 FEET TO THE CORNER OF LOTS 16 AND 17; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 218 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE NORTH MARGIN OF ELVIRA AVENUE 50 FEET TO A POINT; THENCE SOUTHERLY, PARALLEL TO THE LINE BETWEEN LOTS 16 AND 17, 180 FEET TO THE NORTH MARGIN OF ELVIRA AVENUE; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO COMPASS DEVELOPMENT, LLC BY WARRANTY DEED FROM ORION PARTNERS, L.P., RECORDED ON OCTOBER 1, 2004 IN INSTRUMENT NO. 20041001-0118416, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ALSO BEING THE SAME PROPERTY CONVEYED TO ORION PARTNERS, L.P. BY FINAL DECREE CONFIRMING SALE, DATED 01/08/02, RECORDED 01/20/04, FROM CLAUDIA C. BONNYMAN, CLERK AND MASTER, OF RECORD IN INSTRUMENT NO. 200401200007652, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein