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This Prepared by and Return to:

ESQUIRE TITLE AND ESCROW, INC.
30 BURTON HILLS BOULEVARD, SUITE 200
NASHVILLE, TENNESSEE 37215

New Owner - Send Tax Bills to:
LESTER H. MELTON
717-719 3rd Avenue North
Nashville, TN

MAP-PAR
82-14-8
82-14-9

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00) cash in hand paid, and other good valuable consideration, the receipt of which is hereby acknowledged by the Grantor, **EQUITABLE TRUST COMPANY, trustee of the Templeton Trust, EQUITABLE TRUST COMPANY, trustee of the Evers Trust No. 1, EQUITABLE TRUST COMPANY, trustee of the Evers Trust No. 2, and CHARLES K. EVERS**, organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **LESTER H. MELTON and wife, CLAUDETTE MELTON**, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, Described as follows:

PROPERTY KNOWN AS: **717-719 3rd Avenue North, Nashville, Tennessee.**

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

Except as may be expressly set forth in the Contract of Purchase and Sale between Grantor to Grantees dated May 5, 2005, (the "Contract") or in this Deed, it is understood and agreed that Grantor is not making and has not at any time made any representations or warranties of any kind or character, express or implied, with respect to the herein described premises, including but not limited to, warranties, or representations as to habitability, merchantability, fitness for a particular purpose, zoning, physical or environmental condition or the compliance of the said premises with governmental laws. Grantees acknowledge and agree, that except as expressly set forth in the contract or in this Deed, Grantor hereby sells and conveys to Grantees and Grantees hereby accept the premises "as is", "where is, with all faults." The parties acknowledge that Grantees have conducted such investigations of the said premises, including but not limited to, the physical and environmental conditions thereof, as Grantees deem necessary to satisfy itself as to the condition of the premises.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees and their heirs and assigns forever. Grantor covenants with said Grantees that Grantor has full power and lawful authority to sell and convey the said real estate, subject to those matters set forth on Exhibit "B" attached hereto, and Grantor further covenants and binds itself, its successors and or assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31ST day of MAY 2005.

EQUITABLE TRUST COMPANY as
successor trustee of the Templeton Trust
(As to one-third (1/3) undivided interest)

By: M. Cin Soff
Title: President

EQUITABLE TRUST COMPANY as
successor trustee of the Evers Trust No. 1
(As to a one-sixth (1/6) undivided interest)

By: M. Cin Soff
Title: President

Davidson County DEEDWARR
Recvd: 06/10/05 10:50 4 pgs
Fees:23.00 Taxes:647.50
20050610-0066646

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$175,000.00

AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 10 DAY OF June 20 05
Deputy Register

EQUITABLE TRUST COMPANY as
successor trustee of the Evers Trust No. 2
(As to one-sixth (1/6) undivided interest)

By: _____
Title: President

Charles K. Evers
CHARLES K. EVERS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **M. KIRK SCOBEY, JR.**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **President** of **EQUITABLE TRUST COMPANY**, as successor trustee of the Templeton Trust (as to one-third undivided interest), being authorized so to do, executed the fore going instrument for the purpose there in contained, by signing the name of the company by himself as **President**.

Witness my hand and official seal at **Nashville**, Tennessee this **31st day of May, 2005**.

Commission expires: **May 23, 2009**

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **M. KIRK SCOBEY, JR.**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **President** of **EQUITABLE TRUST COMPANY**, as successor trustee of the Evers Trust No. 1 (as to one-sixth undivided interest), being authorized so to do, executed the fore going instrument for the purpose there in contained, by signing the name of the company by himself as **President**.

Witness my hand and official seal at **Nashville**, Tennessee this **31st day of May, 2005**.

Commission expires: **May 23, 2009**

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **M. KIRK SCOBEY, JR.**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **President** of **EQUITABLE TRUST COMPANY**, as successor trustee of the Evers Trust No. 2 (as to one-sixth undivided interest), being authorized so to do, executed the fore going instrument for the purpose there in contained, by signing the name of the company by himself as **President**.

Witness my hand and official seal at **Nashville**, Tennessee this **31st day of May, 2005**.

Commission expires: **May 23, 2009**

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public

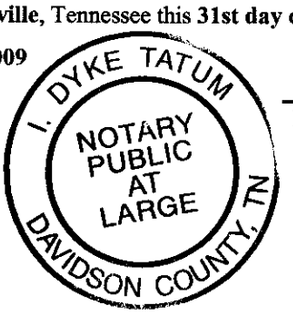
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **CHARLES K. EVERS** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as his free act and Deed..

Witness my hand and official seal at **Nashville**, Tennessee this **31st day of May, 2005**.

Commission expires: **May 23, 2009**



I. DYKE TATUM Notary Public

Esquire Title & Escrow, Inc.
30 Burton Hills, Ste 200
Nashville, Tennessee 37215
Phone 615-665-1964
Fax 615- 665-1965

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 31 ON THE ORIGINAL PLAN OF NASHVILLE, NOT OF RECORD, AND DESCRIBED AS FOLOWS:

BEGINNING AT THE SOUTHWEST INTERSECTION OF 3RD AVENUE NORTH, AND HARRISON STREET; THENCE WITH THE MARGIN OF SAID AVENUE, SOUTHERLY 70 FEET TO A POINT; THENCE WESTERLY 108 FEET TO A POINT; THENCE NORTHERLY 70 FEET TO A POINT IN THE SOUTHERLY MARGIN OF HARRISON STREET; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 108 FEET TO THE POINT OF BEGINNING.

Being the same property a one-third undivided in which was conveyed to Equitable Trust Company, as successor trustee of the Templeton Trust by Quitclaim Deed of record in Book 9848, Page 498, Register's Office for Davidson County, Tennessee, being the same property a one-sixth undivided interest in which was conveyed to Equitable Trust Company, as successor trustee of the Evers Trust No.1, by Quitclaim Deed of record in Instrument No. 20021122-0145716, Register's Office for said County, and being the same property a one-sixth undivided interest in which was conveyed to Equitable Trust Company as successor trustee of Evers Trust No. 2 by Quitclaim Deed of record in Book 9957, Page 5, said Register's Office and being the same property a one-third undivided interest in which was conveyed to Charles K. Evers by Quitclaim Deed of record in Book 8286, Page 54 said Register's Office.