THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 06/28/05 09:16 2 pgs
Fees:13.00 Taxes:1942.50
20050628-0073972

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Goodlettsville Advance, LLC 112 Long Hollow Pike, Suite 212 Goodlettsville, TN 37072	Same as New Owner	Map 25-08 Parcel 79.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE WEAKLEY COUNTY BANK, a Tennessee Banking Corporation, the name of which has been changed to FIRST STATE BANK pursuant to Charter Amendment effective January 24, 2003, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto GOODLETTSVILLE ADVANCE, LLC, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND situated in Davidson County, Tennessee, being Lot No. 1 on the Plan of the "Resubdivision Plan of Lots 1, 2 and 3 Block "H", Third Addition to Roscoe Place and Lots 14, 15, 16, and 17, Block "H", Fourth Addition to Roscoe Place", as shown on plat of record in Instrument No. 20010516-0050926, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to The Weakley County Bank, a Tennessee Banking Corporation, the name of which is being changed to First State Bank pursuant to a Charter Amendment effective January 24, 2003, Register's Office for Davidson County, Tennessee, by deed of record in Instrument No. 20030124-0010399, Register's Office for Davidson County, Tennessee. The Articles of Amendment to Charter for The Weakley County Bank having been recorded in Instrument No. 20030304-0027925, said Register's Office. Said Articles provide The Weakley County Bank permission to use the name of First State Bank inasmuch as the name First State Bank had been used by the corporate entity which was merged with Farmers Bank and Trust Company, an Arkansas corporation, as set forth in Articles of Merger of record in Instrument No. 20030304-0027924, said Register's Office.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 500 Dickerson Pike, Goodlettsville, Tennessee 37072.

RESTRICTION: The GRANTEE, its successors and assigns and any party affiliated with it, shall not use, suffer, permit or consent to the use of any portion of the real property described above as a Banking and/or Lending institution, or any combination thereof, including, but not limited to any financial institution, financial planning or the placement of a banking institution's ATM. The foregoing Restriction shall include all services provided by the GRANTOR, as well as all related banking services, including, but not limited to receiving deposits, making mortgages or other loans of every kind and description.

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 or assigns, forever.

And the GRANTOR does covenant with the said GRANTEE, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Any and all matters as shown on the Resubdivision Plat of record in Instrument No. 20010516-0050926, said Register's Office.

And, the GRANTOR does further covenant and bind itself, its successors or representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

1031 EXCHANGE: This property is replacement property under a 1031 Tax Free Exchange in which Goodlettsville Advance, LLC, a Tennessee Limited Liability Company, solely owned by Steve Powers, is the Exchanger and Old Republic Exchange Facilitator Company is the 1031 Intermediary for the Exchanger.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

FIRST STATE BANK
a Tennessee Banking Corporation

BY: _____
DANIEL R. HAWKINS,
Community Bank President

"GRANTEE"

GOODLETTSVILLE ADVANCE, LLC
a Tennessee Limited Liability Company

BY: _____
STEVE POWERS,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DANIEL R. HAWKINS, with whom I am personally acquainted and who acknowledged himself to be the Community Bank President of FIRST STATE BANK, the bargainor, a corporation, and as such Community Bank President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Community Bank President.

WITNESS my hand and official seal, this the 24th day of June, 2005.

_____
NOTARY PUBLIC

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

My Commission Expires: 2-10-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEVE POWERS, with whom I am personally acquainted and who acknowledged himself to be the Chief Manager of GOODLETTSVILLE ADVANCE, LLC, the bargainor, a limited liability company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and official seal, this the 24th day of June, 2005.

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

_____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 24th day of June, 2005.

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

_____
NOTARY PUBLIC