PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 07/28/05 11:28 3 pgs
Fees:18.00 Taxes:1184.00
20050728-0088291

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of July, 2005, by and between RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called Grantor, and ACTION CONSTRUCTION OF TN, INC., hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILITY COMPANY, as Grantor, does hereby bargain, sell, transfer and convey unto ACTION CONSTRUCTION OF TN, INC., hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 8024 CHARLOTTE PIKE, NASHVILLE, TENNESSEE 37221.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

RICHARDSON INVESTMENTS, LLC OF NASHVILLE
BY:

GREGORY RICHARDSON, PRESIDENT
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, GREGORY RICHARDSON, PRESIDENT with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/or herself to be PRESIDENT of RICHARDSON INVESTMENTS, LLC OF NASHVILLE, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, A TENNESSEE LIMITED LIABILITY COMPANY, and that he/she as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the _____ by himself/herself as PRESIDENT.

Witness my hand, at office, in JOELTON, DAVIDSON County, this 22nd, day of **July, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires:_____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

ACTION CONSTRUCTION OF TN, INC.
6668 SOUTH UPTON COURT
NASHVILLE, TENNESSEE 37209

Property Address:

8024 CHARLOTTE PIKE
NASHVILLE, TENNESSEE 37221

Person Responsible for Taxes:

ACTION CONSTRUCTION OF TN, INC.
6668 SOUTH UPTON COURT
NASHVILLE, TENNESSEE 37209

Map & Parcel #: MAP 127, PARCEL 177

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$320000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 22nd day of **July, 2005.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-282J

EXHIBIT 'A'

Land in the 2nd Civil District described according to a survey by Robert M. Dishner, dated October 12, 1976, as follows: Beginning at an iron pin in the northerly margin of Tennessee State Highway #24, or U.S. Highway 70 North said point begin the southwest corner of the property presently owned by O.W. Hows, by deed of record in Book 1585, Page 457, R.O.D.C.; thence, with the margin of said highway South 70 deg. 9' West 477.3 feet to an iron pin; thence North 19 deg. 51' West 500 feet to an iron pin; thence North 70 deg. 13' 14" East 502.3 feet to an iron pin; thence South 16 deg. 59' 500 feet to the point of beginning, containing 5.62 acres more or less.

Being a portion of the same property conveyed to Richard Investments, LLC, by Warranty Deed from Bessie Ruth Hows, of record in Instrument Number 20050526-0059338, Register's Office for Davidson County, Tennessee. The said Richard Investments, LLC was inadvertently typed incorrectly; the correct name is Richardson Investments, LLC of Nashville.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 127, PARCEL 177).

2. Unrecorded easements for roads and utilities, if any.