THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

Davidson County DEEDWARR
Recvd: 08/18/05 09:16 2 pgs
Fees:13.00 Taxes:2297.33
20050818-0098192

FROM: Leroy J. Humphries (the "GRANTOR")

TO: Gunston Hall Realty, Inc. (the "GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
7639 Fullerton Road Springfield, Virginia 22153-2815	SAME	Map 106-12-15

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Six Hundred Twenty Thousand Nine Hundred and No/100's Dollars ($620,900.00), the receipt and sufficiency of which is hereby acknowledged, Leroy J. Humphries, has bargained and sold, and by these presents does transfer and convey unto Gunston Hall Realty, Inc., a Virginia corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee, being a tract of land to the north of and adjoining Lot No. 5 of the Murfreesboro Road Industrial Subdivision, Section Two, of record in Book 3500, page 145, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Easthagan Drive, the northeast corner of Lot No. 7 in said subdivision; thence along the rear lines of Lots Nos. 7 and 6, said subdivision, South 16 deg. 01 min. West 200 feet to a point in the northerly line of said Lot No. 5; thence along said northerly line south 73 deg. 59 min. East 200.33 feet to a point in the westerly margin of property belonging to the State of Tennessee; thence along said westerly margin North 16 deg. 16 min. East 157.36 feet to a point in the southerly margin of said Easthagan Drive; thence with said margin, along a curve having a radius of 495 feet a distance of 207.01 feet to the beginning.

Being the same property conveyed to Leroy Humphries from Charles DeBray and Bob Bass, by deed dated August 20, 2003, of record as Instrument Number 20030820-0121076, in the Register Office for Davidson County, Tennessee.

This is improved property known as 865 Easthagan Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gunston Hall Realty, Inc., its successors and assigns, forever.

And he does covenant with the said Gunston Hall Realty, Inc. that he 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 following:

1. 2005 Davidson County taxes, a lien, but not yet due and payable.
2. Matters shown on the Plan of record in Book 3842, page 170, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3913, page 100, and Book 4026, page 571, said Register's Office.
4. Easement to construct, operate and maintain telephone and telegraph lines granted to Southern Bell Telephone and Telegraph Company of record in Book 1066, page 395, said Register's Office.
5. Easement Agreement of record in Book 10889, page 301, said Register's Office.

And he does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Gunston Hall Realty, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of August, 2005.

Leroy J. Humphries

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Leroy J. Humphries, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2005.

NOTARY PUBLIC

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-24-05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $620,900.00.

AFFIANT K. SUBRAMANIAN

Subscribed and sworn to before me this 15th day of August, 2005.

NOTARY PUBLIC

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-24-05

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