WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 19,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF AUGUST, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00971 COMPASS DEV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Compass Development, LLC	Compass Development, LLC	Map & Parcel No.: 72-11 224.00
812 Princeton Hills Dr.	812 Princeton Hills Dr.	Map & Parcel No.: 72-11 225.00
Brentwood, TN 37027	Brentwood, TN 37027	

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,

RICHARD HOUSTON BURRUS ,a married man*

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

COMPASS DEVELOPMENT, LLC

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 unimproved property known as 1421 Ann Street, Nashville, TN 37216 and 1425 Ann Street, 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 my hand on the 5th day of August, 2005.

Richard Houston Burrus

Richard Houston Burrus

Davidson County DEEDWARR
Recvd: 08/29/05 13:05 2 pgs
Fees:13.00 Taxes:70.30

20050829-0103166

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, RICHARD HOUSTON BURRUS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 5th day of August, 2005.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

TRACT II AND III

LOTS NOS. 2 AND 3 OF T.E. GUTHRIES SUBDIVISION OF LOTS NO. 58 AND 59 OF W.J. MYERS SUBDIVISION MAXEYS ADDITION TO BROWNSVILLE A PLAN OF WHICH IS RECORDED IN BOOK 332, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 58 FRONTING 50 FEET ON THE EAST SIDE OF PENNINGTON AVENUE, LOT 59 FRONTS 70 FEET ON THE EAST SIDE OF PENNINGTON, BOTH LOTS EXTEND BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY IN THE REAR. THE SOUTH LINE OF LOT 59 BEING THE NORTH LINE OF ANN STREET. SAID TWO LOT HAVE BEEN RESUBDIVIDED BY THE SAID T.E. GUTHRIE SO AS TO MAKE THREE LOTS FRONTING ON ANN STREET OF 50 FEET EACH. THE SAID 3 LOTS ARE NUMBERED CONSECUTIVELY 1, 2, & 3 BEGINNING AT PENNINGTON AVENUE, MAKING LOTS NOS. 2 & 3 HEREIN CONVEYED FRONT 50 FEET EACH ON THE NORTH SIDE OF ANN STREET AND EXTEND BACK BETWEEN PARALLEL LINES 120 FEET TO A DEAD LINE. THE EAST LINE OF LOT 3 BEING ALONG THE WEST MARGIN OF SAID ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GEORGE H. THOMPSON, III, TRUSTEE TO HOUSTON W.G. BURRUS, JR. AND WIFE, ESTHER BURRUS, A LIFE ESTATE WITH REMAINDER INTEREST TO RICHARD HOUSTON BURRUS, UPON THE DEATH OF HOUSTON W.G. BURRUS AND WIFE, ESTHER BURRUS AS RECORDED ON THE 11TH DAY APRIL, 1994 IN BOOK 9308, PAGE 52; FINAL DECREE CONFIRMING SALE FROM THOMAS S. STEWART TO THE STATE OF TENNESSEE IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AS RECORDED ON THE 1ST DAY OF DECEMBER, 1977 IN BOOK 5236, PAGE 401 AND FINAL DECREE CONFIRMING SALE FROM THOMAS S. STEWART TO THE STATE OF TENNESSEE IN ITS OWN BEHALF AND FOR THE USE AND BENEFIT OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AS RECORDED ON THE 1ST DAY OF DECEMBER, 1977 IN BOOK 5236, PAGE 406, IN THE REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. THE SAID HOUSTON W.G. BURRUS AND WIFE, ESTHER BURRUS HAVING SINCE DIED (~~SEE EXHIBIT B AND EXHIBIT C DEATH CERTIFICATES~~) LIFTING THE LIFE ESTATE FROM THE PROPERTY.

* THE SUBJECT PROPERTY IS UNIMPROVED AND HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF RICHARD HOUSTON BURRUS.

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) herein.