FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jon G. English	NEW OWNER	Map 119
223 Madison Street; Suite 112		Group 3
Madison, TN 37115		Parcel 173

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Spring Hill Land Company

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jon G. English and Douglas A. Irwin, both married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 7, on the Plan of Resubdivision of Plus Park, Section Fifteen, of record in Plat Book 5210, Page 106, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Spring Hill Land Company by deed from Marion J. Williams and wife, Nellie Jean Williams, of record in Book 7557, Page 899, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4530, Page 348; Book 8096, Page 869; Book 8164, Page 44, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5210, Page 106, said Register's Office; (3) Easement for TV Cable to Viacom of record in Book 6123, Page 503, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 272 Plus Park Blvd., Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 this 2nd day of September, 2005.

Spring Hill Land Company

BY: O. Porter Stark, III, President

Davidson County DEEDWARR
Recvd: 09/06/05 10:33 2 pgs
Fees:13.00 Taxes:347.80

20050906-0106413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared O. Porter Stark, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Spring Hill Land Company, the within named bargainer, and corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said O. Porter Stark, III as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 2nd day of September, 2005.

My Commission Expires: 01/24/09

Notary Public

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DAVIDSON COUNTY, TENN.

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