This document prepared by (and after recording return to):

Name:	Consumer Trust Title & Escrow, LLC
Firm/Company:	
Address:	219 Ward Circle
Address 2:	Suite 3
City, State, Zip:	Brentwood, TN 37027
Phone:	(615) 369-0039

Davidson County DEEDWARR
Recvd: 09/06/05 14:08 3 pgs
Fees:18.00 Taxes:347.80

20050906-0106709

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **SPRING HILL LAND COMPANY, A TENNESSEE CORPORATION**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **JON G. ENGLISH AND DOUGLAS A. IRWIN** hereinafter "collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 8 ON THE RESUBDIVISION OF THE PLUS PARK SECTION 15 OF RECORD IN BOOK 5210, PAGE 106, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 8 FRONTS 65.00 FEET ON THE EASTERLY MARGIN OF PLUS PARK BLVD. AND EXTENDS BACK BETWEEN LINES 207.65 FEET ON THE NORTHERLY LINE AND 203.36 FEET ON THE SOUTHERLY LINE, TO A LINE ON THE REAR ON WHICH IT MEASURES 49.0 FEET.

BEING THE SAME PROPERTY CONVEYED TO SPRING HILL LAND COMPANY, A TENNESSEE CORPORATION, BY WARRANTY DEED OF MARION J. WILLIAMS, TRUSTEE, DATED 31ST DAY OF MAY, 1988 AND RECORDED MAY 31, 1988 IN BOOK 7557, PAGE 896, CORRECTED IN BOOK 8419, PAGE 826, SAID REGISTER'S OFFICE.

MAP AND PARCEL: 119-3-174

SUBJECT to Restrictions of record in Book 4530, Page 348, Book 8096, Page 869, Book 8164,Page 44, all matters shown on the Plan of record in Book 5190, Page 389, and all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 2nd day of September, 2005.

Grantor, Spring Hill Land Company, a Tennessee Corporation
O. Porter Stark, III, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of 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 oath, acknowledged himself/herself to be the President of **Spring Hill Land Company,** the within named Bargainor, a Tennessee Corporation, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such President.

WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

WITNESS my hand and official seal this 2nd day of September, 2005.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Spring Hill Land Company
5101 W. Concord Rd.
Brentwood, TN 37027

Grantee(s) Name, Address, phone:
Jon G. English & Douglas A. Irwin
C/O Engwin Properties
223 Madison St., Ste. 112
Madison, TN 37115

SEND TAX STATEMENTS TO GRANTEE

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $94,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2nd day of September, 2005

Affiant

Doug Irwin

Type or Print Name

Notary Public

W. Davis

Type or Print Name

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
(Seal)

My commission expires:
My Commission Expires JAN. 20, 2009