THIS INSTRUMENT PREPARED BY:
James W. Cameron III
Cameron Worley Fordham, P.C.
414 Union Street, Suite 1830
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 09/12/05 15:56 4 pgs
Fees:23.00 Taxes:1202.50
20050912-0109577

Address of New Owner:
James W. Cameron III, Trustee
414 Union Street, Suite 1830
Nashville, TN 37219

Send Tax Bills To:
Same

Map/Parcel Numbers:
04000002800

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CAROLYN L. BURNETT**, an unmarried single person, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JAMES W. CAMERON III, TRUSTEE**, with full power to sell, convey, transfer, lease, mortgage or encumber without the necessity of the joinder of any beneficiary, (the "Grantee"), his heirs and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference, and all improvements, appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, his heirs and assigns, forever in fee simple.

Grantor further covenants that Grantor is the lawfully seized and possessed of said real estate, has full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as shown on Exhibit B hereto; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Executed this 9th day of Sept, 2005.

Carolyn L. Burnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jane Caplenor, a Notary Public of said county, Carolyn L. Burnett, the above named bargainor, with whom I am personally acquainted (or proved to me

on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes contained therein by signing her name thereto.

Witness my hand and seal, at office, in Nashville, Tennessee, this 9th day of September 2005.

Jane Caplenor
Notary Public

My Commission Expires: 11/26/05

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $325,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James W. Cameron
Affiant

Sworn to and subscribed before me, this 9th day of September, 2005.

Jane Caplenor
Notary Public

My Commission Expires: 11/26/05

JANE CAPLENOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

8085-05013-3

Exhibit A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND being in the northwest quadrant of the Old Hickory Boulevard and the interstate Route 24 interchange north of Nashville and being Lot 1 on the Plan of Evans and Drumright Subdivision, as of record in Book 4765, Page 71, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a right-of-way monument in the north margin of Old Hickory Boulevard and the west margin of frontage road "0" as shown on Highway Plan Sheet No. 14, Project 1-24-9 (4') 40:

THENCE with the north margin of Old Hickory Boulevard S 89 deg. 35' 00" W, 244.00' to an iron pin, the southeast corner of the George W. Hussey property, said pin being N 89 deg. 35' 00" E, 219.30 feet of a right-of-way monument;

THENCE leaving the north margin of Old Hickory Boulevard, and running with the line of George W. Hussey N 7 deg. 40' 00" E, 200.00' to an iron pin set in fence row;

THENCE with the southerly boundary of the Nathan Wall property N 89 deg. 00' 19" E, 244.36' to an old iron pipe (found);

THENCE with the west line of the Nathan Wall property S 7 deg. 40' 01" W, 202.49' to the point of beginning and containing 1.12 acres.

Being the same property conveyed to Carolyn L. Burnett, an individual, by deed from First B Realty, L.P., a Texas limited partnership of record in Instrument No. 200104120036094, Register's Office for Davidson County, Tennessee.

Exhibit B

1. Taxes for the year 2005, a lien, not yet due and payable, which have been prorated as of closing.

2. Seller will retain a first mortgage lien for the payment of the balance of the purchase price in the amount of $162,500.00 which is due January 2, 2006 with interest at the rate of 6%.

3. All matters shown on the Plan of record in Book 4675, page 71, said Register's Office.

4. Use Restrictions and/or Provisions as contained in the Deed of record in Instrument No. 200104120036094, said Register's Office.

5. Easement for water line and rights as set out in Book 1682, page 585, said Register's Office.

6. Easement granted Tennessee Natural Gas Lines, Inc. by James E. Speight and wife Evelyn P. Speight of record in Book 1939, page 564, said Register's Office.

7. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, page 253, said Register's Office.

8. Deed of Conveyance for the construction of 42' of 6" water line with one fire hydrant of record in Book 8127, page 934, said Register's Office.

9. Deed of Conveyance for the construction of 2,128' of 8" sanitary sewer of record in Book 8128, page 9 said Register's Office.

10. Title to that portion of the premises, if any, embraced within the bounds of Old Hickory Boulevard.