PICK-UP

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** 17th Floor, AmSouth Center 315 Deaderick Street Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $1,375,000.00. AFFIANT Subscribed and sworn to before me, this 27 day of September, 2005. NOTARY PUBLIC My Commission Expires: 1/28/06

MARGARET L. SAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
John B. and Lulu R. Elam 2112 Hampton Avenue Nashville, Tennessee 37205	SAME	Map 117-6 Parcel 70

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Mary E. Herrington, a single person and Mary E. Herrington, Trustee of the John Lynwood Herrington Family Trust, with full power to convey without the necessity of the joinder of any beneficiary, ("Grantor") does hereby bargain, sell, transfer and convey unto **John B. Elam and wife Lulu R. Elam,** ("Grantee") their successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 2 on the Plan of Samuel Watkins' Farm Lands, as of record in book 57, page 16, Register's Office for Davidson County, Tennessee, being a part of Lot No. 19 as shown in an unregistered plan of Hillsboro Heights made by W. B. Southgate, Engineer, in May, 1910, and more particularly described as follows:

Beginning at a point in the north margin of Hampton Avenue, being the southwest

Davidson County DEEDWARR
Recvd: 09/27/05 14:48 3 pgs
Fees:18.00 Taxes:5087.50
20050927-0116095

corner of Lot No. 19 in said unregistered plan, said point being 600 feet easterly from the center of 23rd Avenue South; running thence easterly with the north margin of Hampton Avenue 190 feet to a point, said point being 110 feet westerly from the southeast corner of Lot no. 19; running thence northerly and parallel with the west line of Lot No. 19, 338 feet, more or less, to a point in the south boundary line of a lot conveyed to Harold R. Davis, Trustee, on the 4th day of August 1926, as of record in Book 750, page 24, Register's office for said County, said point being 110 feet westerly in said line from the southeast corner of Lot No. 1 of said Harold R. Davis, Trustee, lot; running thence with the said Harold R. Davis, Trustee, line, westerly 190 feet to a point, said point being the northwest corner of Lot No. 19 and the southwest corner of Lot No. 1, running thence southerly with the west boundary lien of Lot No. 19, 338 feet, more or less, to the beginning.

Being the same property conveyed to Mary Edwards Herrington by deed from Grace Smith Anderson, of record in Book 2337, page 141, Register's Office for Davidson County, Tennessee, a one half interest in the subject property having since been conveyed to J. Lynwood Herrington (being one and the same person as John Lynwood Herrington, Jr.) by quitclaim deed of record in Book 11163, Page 95, said Register's Office. John Lynwood Herrington, having since died and his one half interest having been conveyed to Mary Edwards Herrington, Trustee of the John Lynwood Herrington Family Trust pursuant to his will and pursuant to Quit Claim Deed, recorded as instrument number 20050914-0110434 at said Register's Office.

This conveyance is subject to (i) Matters shown on plan in Book 57, Page 16, said Register's Office and (ii) existing easements and restrictions.

This is improved property known as 2112 Hampton Avenue, Nashville, Tennessee 37205

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, their heirs and assigns forever.

And the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 27th day of September, 2005.

Mary E. Herrington

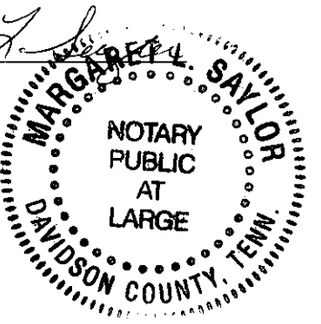
Mary E. Herrington, Individually and as Trustee
of the John Lynwood Herrington Family Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary E. Herrington, Individually and as Trustee of the John Lynwood Herrington Family Trust, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 27 day of September, 2005.

Margaret L. Saylor
NOTARY PUBLIC



My commission expires: 1/28/06