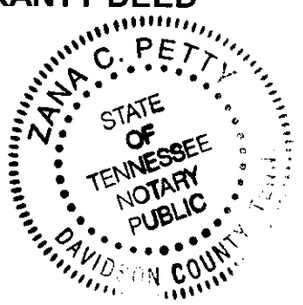
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

X Sandra L. West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of October, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(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:
Larry W. West	NEW OWNER	Map 51
1009 Northview Dr.		Group 10
Hendersonville, TN 37075		Parcel 12 and 11

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

Larry Powell Builders, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Larry W. West and wife, Sandra L. West
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:

TRACT 1

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Oakland Acres, Section III, as of record in Book 2133, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

INCLUDED in the above described but specifically EXCLUDED from the effect of this sale is that portion of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7601, Page 715, Register's Office for said County, described as follows:

LAND in Davidson County, Tennessee, beginning at a point on the southwest corner of Parcel 12 of Map 51-10 and lying approximately 25.0 feet east of existing centerline of South Graycroft Avenue; thence northeasterly with a curve to the right of radius 707.90 feet along existing right of way line for a distance of 163.0 feet to a point; thence North 39 degrees, 13 minutes, 25 seconds East for a distance of 32.8 feet to a point; thence southeasterly with a curve to the right of radius 25.0 feet for a distance of 39.27 feet to a point; thence South 50 degrees, 46 minutes, 35 seconds East for a distance of 5.0 feet to a point; thence southwesterly with a curve to the left of radius 25.0 feet for a distance of 39.27 feet to a point; thence South 39 degrees, 13 minutes, 25 seconds West along proposed right-of-way line for a distance of 32.8 feet to a point; thence southwesterly with a curve to the left of radius 702.90 feet for a distance of 161.85 feet to a point; thence North 59 degrees, 21 minutes, 46 seconds West for a distance of 5.05 feet to the point of beginning and containing therein an area of 1080 square feet, plus or minus.

Being the same property conveyed to Larry Powell Builders, Inc. by deed from Walden M. Hardcastle, a widower, of record in Instrument 20010919-0101394, said Register's Office, dated September 18, 2001.

TRACT 2

LAND in Davidson County, Tennessee, being a tract of land marked reserved, on the Plan of Oakland Acres, Section III, as shown on plat of record in Plat Book 2133, Page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said reserved tract fronts 242.7 feet on the easterly side of Graycroft Avenue; as measured along the curve of the same; and runs back between lines, 184.9 feet on the northerly line and 200 feet along the southerly line, to a dead line in the rear measuring 162.3 feet thereon.

Being the same property conveyed to Larry Powell Builders, Inc. by deed from James Derwin Lawson and wife, Margie Floyd Lawson, of record in Instrument 20031014-0152218, said Register's Office, dated October 10, 2003.

This conveyance is subject to Restrictive Covenants of record in Book 2092, Page 492, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2133, Page 34, said Register's Office.

Davidson County DEEDWARR
Recvd: 10/14/05 10:57 2 pgs
Fees:13.00 Taxes:962.00

20051014-0124051

FILE BOX 45

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 1301 & 1304 S. Graycroft Ave., Madison, TN 37115

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 12th day of October, 2005.

Larry Powell Builders, Inc.

BY: _____
Larry W. Powell, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry W. Powell 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 Larry Powell Builders, Inc., 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 Larry W. Powell, as such President.

Witness my hand and official seal at office at Donelson, TN., on this the 12th day of October, 2005.

My Commission Expires: 01/27/07

_____
Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.