31-B Sherrard TRACT

GENERAL WARRANTY DEED

TO:	William H. Bodenhamer, Jr. and Mitchell Rouse and Alice Rouse, Trustees of the Rouse 1999 Revocable Trust	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
FROM:	JMP Holdings LLC	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
William H. Bodenhamer, Jr. and Mitchell Rouse and Alice Rouse, Trustees of the Rouse 1999 Revocable Trust 1330 SE 4th Avenue, Suite A Ft. Lauderdale, FL 33316	Same	Map 94 Parcel 43.00

Davidson County DEEDWARR
Recvd: 03/02/06 12:24 3 pgs
Fees:18.00 Taxes:1850.00
20060302-0024293

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $500,000.00.

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

William H Bodenhamer Jr
Affiant

Sworn to and subscribed before me, this 28th day of ~~March~~ February, 2006.

Traci Henry
Notary Public

My Commission Expires: 7-29-06

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JMP Holdings LLC** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **William H. Bodenhamer, Jr. and Mitchell Rouse and Alice Rouse, Trustees of the Rouse 1999 Revocable Trust** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Sellers' right, title and interest as owner in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, his successors and assigns, forever in fee simple. Said real property is conveyed subject to 2006 Davidson County taxes and all matters of public record.

Seller further covenants and binds Seller, its representatives, successors and assigns to warrant and forever defend the title to said real estate to Buyer, and Buyer's successors 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.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 1st day of March, 2006.

SELLER: JMP Holdings LLC

By: _____

Title: Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Traci Henry, a Notary Public in and for the County and State aforesaid, personally appeared John Pruitt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of JMP Holdings LLC, the within named bargainor, a limited liability company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Witness my hand and seal at office in Nashville, Tennessee, this 1st day of March, 2006.

Traci Henry
Notary Public

My Commission Expires:
7-29-06

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract or parcel of land located in the Third Civil District of Davidson County, Tennessee, being more particularly described as followed:

Beginning at a point in the northerly right-of-way of Lebanon Road (U.S. Highway 70), said point being the southeasterly corner of property conveyed to Brite Lands, Inc. by instrument of record No. 20010104-0001237, Register's Office of Davidson County, Tennessee and being the southwesterly corner of the herein described tract; thence, leaving said right-of-way line with the easterly lines of Brite Lands, Inc. and property conveyed to Roy C. Flowers and George Dunn by deed of record in Book 9420, page 547, Register's Office of Davidson County, Tennessee, N 76° 00 min. 30 sec. W. 280.35 feet to an existing concrete monument; thence, leaving said easterly lines with the southerly line of Lot No. 20-B, resubdivision of Section Fourteen, River Hills Industrial Park, as shown in Plan Book 4955, page 91, Register's Office of Davidson County, Tennessee, N 76° 00 min. 30 sec. E 128.20 feet to an existing iron pin; thence, continuing with said line N 80° 14 min. 30 sec. E. 208.66 feet to an existing iron pin; thence, leaving said southerly line with the westerly line of property conveyed to William Harrison Gleaves by quitclaim deed of record in Book 5477, page 157, Register's Office of Davidson County, Tennessee, S 4° 19 min. 30 sec. W, 284.09 feet to an iron rod located in the northerly right-of-way line of Lebanon Road; thence, with the northerly right-of-way line of Lebanon Road (U.S. Hwy. 70) and a curve to the left 104.70 feet, said curve having a central angle of 5° 58 min. 10 sec., a radius of 1,004.93 feet, and a chord of S 79° 28 min. 55 sec. W. 104.65 feet to an iron rod; thence, continuing S 76 ° 29 min. 55 sec. W. 184.60 feet to an iron rod and the point of beginning, containing 86,650 square feet or 1.989 acres, the same more or less, as described on a survey by Marty Cantrell, R.L.S., No. _____, P.O. Box 293192, Nashville, TN 37229, dated December 22, 2003.

Being the same property conveyed to JMP Holdings, LLC by Deed of Record in Instrument No. 2004111-90139440, Register's Office for Davidson County, Tennessee.