FILE NUMBER
261574

Davidson County DEEDWARR
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20060914-0113883

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Randal P. Higgs 1207 S. Main St Columbia, TN 38401	(same as owner)

GENERAL WARRANTY DEED

This indenture is made and entered into this 8th day of September, 2006 between CHARLES R. NIEWOLD AND WIFE LAURA NIEWOLD, JOHN W. NOLAN, III AND WIFE MARLYN STARR NOLAN, EARL J. PORTER, JR. AND WIFE DIANNE PORTER, STANLEY A. DAVIS AND WIFE TARA A. DAVIS and MARY ARLINE EVANS, UNMARRIED (hereinafter referred to as "GRANTOR") and COLUMBIA REAL ESTATE EXCHANGE SERVICES, INC. - AS QUALIFIED INTERMEDIARY FOR RANDAL P. HIGGS (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

Land in the City of Nashville, Davidson County, Tennessee, being part of Lot No. 26 on the Plan of the Original Town of Nashville, not of record, and being shown on the Plan of the Foster property, marked "Store No. 214" on the east side of College Street, now Third Avenue North, the plan of said Foster property being of record in Book 161, page 38, Register's Office for said County and being described as follows:

Beginning at a point in the easterly margin of Third Avenue North, 59 feet 9 inches south of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to C. M. Hunt, Trustee, by deed of record in Book 675, page 132, said Register's Office; thence along Hunt's southerly line, easterly 107 feet, more or less, to the westerly margin of an alley; thence with the margin of said alley, southerly 21 feet 6-1/2 inches to the northeast corner of the property decreed to G. W. Pyle, Trustee, by decree of record in Minute Book 77, page 361, of the Chancery Court at Nashville; thence along what was Pyle's northerly line, westerly 107 feet more or less, to the easterly margin of Third Avenue North; thence with the margin of said Avenue, northerly 21 feet 6-1/2 inches to the beginning.

Being the same property conveyed to John W. Nolan, III, a twenty eight (28 %) undivded interest, Earl J. Porter, Jr., an eighteen percent (18%) undivided interest; Charles R. Niewold, an eighteen percent (18%) undivided interest; Mary Arline Evans, an eighteen percent (18%) undivided interest; and Stanley A. Davis an eighteen percent (18%) undivided interest; in Instrument 200008290085093, Register's Office for Davidson County, Tennessee.

Tax Parcel # 093.02-3-174.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Charles R. Niewold

Laura Niewold

John W. Nolan, III

Marlyn Starr Nolan

Earl J. Porter, Jr.

Dianne Porter

Stanley A. Davis

Tara A. Davis

Mary Arline Evans

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared CHARLES R. NIEWOLD AND WIFE LAURA NIEWOLD, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 31 day of August, 2006.

SEAL

SARAH K. PEYTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 3/20/2010

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JOHN W. NOLAN, III AND WIFE MARLYN STARR NOLAN, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 1 day of September, 2006.

SEAL

SARAH K. PEYTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 3/20/2010

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared EARL J. PORTER, JR. AND WIFE DIANNE PORTER, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 1 day of September, 2006.

SEAL

SARAH K. PEYTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 3/20/2010

STATE OF Tennesse)
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared STANLEY A. DAVIS AND WIFE TARA A. DAVIS, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 30 day of August, 2006.

SEAL

SARAH K. PELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 3/20/2010

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared MARY ARLINE EVANS, UNMARRIED, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 30 day of August, 2006.

SEAL

SARAH K. PELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 3/20/2010

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $600,000.00.

AFFIANT – Randolph Higgs, Grantee

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 30 DAY OF September, 2006.

NOTARY PUBLIC
COMMISSION EXPIRES:

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires FEB. 20, 2007