This Instrument Was Prepared By:
W. William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, Randal I. Ritter, ("Grantor") have bargained and sold, and do hereby bargain, sell and convey unto Ziba Investment Company, LLC, a Delaware Limited Liability Company, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "G" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County. Said Lot No. 10 fronts 65 feet on the westerly side of East Iris Drive and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Randal I. Ritter by Warranty Deed of Ellen W. Edwards, dated April 2, 1984, and of record in Book 6263, page 104, Register's Office of Davidson County, Tennessee. Randal I. Ritter and Randall I. Ritter are one and the same person.

This property is known as 415 East Iris Drive, Nashville, TN 37204

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with the appurtenances, estate title and interest thereto belonging to the Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has a good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 21 day of September, 2001

Randal I. Ritter

Davidson County DEEDWARR
Recvd: 10/01/01 16:11 2pgs
Fees:13.00 Taxes:407.00
20011001-0105863

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STATE OF TENNESSEE

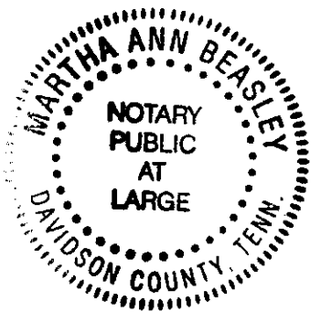
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Randal I. Ritter personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be his free and voluntary act and deed and that he executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 21 day of September, 2001.

Martha Ann Beasley
Notary Public

My Commission Expires:



mission Expires MAR. 29, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

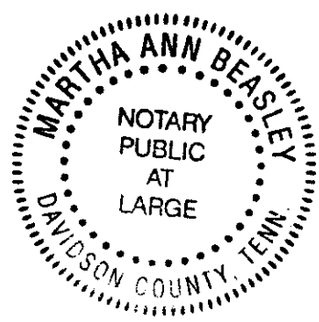
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Robert X Beasley
Affiant

Subscribed and sworn to before me this 21 day of September, 2001

Martha Ann Beasley
Notary Public

Commission Expiration:



My Commission Expires MAR. 29, 2003

RETURN TO:

W. William Davis, Attorney, PC
219 Ward Circle, #3
Brentwood, TN 37027

SEND TAX BILLS TO:

Ziba Investment Company
P.O. Box 50796
Nashville, TN 37205

PROPERTY ADDRESS:

415 East Iris Drive
Nashville, TN 37204

MAP & PARCEL:
118-11-118

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