THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Davidson County DEEDWARR
Recvd: 12/28/02 15:41 2pgs
Fees:13.00 Taxes:1394.90

20021228-0161481

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Valley View Mobile Home Parks, LLC P. O. Box 1536 Goodlettsville, TN 37070-1536	Same as New Owner	Map 18-12 Parcel 70

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SHEELA NAN LANIUS, an un unmarried woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto VALLEY VIEW MOBILE HOME PARKS, LLC, a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated and being in the northern suburb of the Town of Goodlettsville, in the 10th Civil District of Davidson County, Tennessee and being Lots Nos. 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 in the Plan of D.B. Kimmel's Addition to Goodlettsville, as of record in Book 332, page 150, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 4, 5, 6, 7 and 8 adjoin each other and front in all, 250 feet on the east side of the L & N Turnpike, and run back to an alley, Lot No. 4 going back 147 feet and 10 inches, more or less, and Lot No. 8 running back 161 feet, more or less, to an alley, and Lots No. 9, 10, 11, 12 and 13 adjoining each other and fronting in all 250 feet, more or less, on the west side of Central Avenue; said Lot No. 13 running back on a southerly margin 144 feet and 4 inches, more or less, and said Lot No. 9 running back 145 feet, more or less, to an alley in the rear.

BEING the same property conveyed to Sheela N. Lanius by Quitclaim Deed from Richard W. Lanius filed for record as Instrument No. 20011011-0110790, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 611 North Main Street, Goodlettsville, TN 37072.

The real property above described includes the following mobile homes, all of which have the wheels removed, are underpinned, and form a part of the real property:

Lot No.	Mobile Home	Serial #
1	1988 Clayton Home	Undetermined
2	1998 Fleetwood Home	Undetermined
4	1998 Fleetwood Sunpoint Home	TNFLX26A83778-ST12
5	1998 Fleetwood Sunpoint Home	TNFLW26A81576-ST12
6	1996 Clayton Home	CM4338
8	1996 Clayton Home	CM6800
9	1994 Fleetwood Weston	6AFLP75A19924WE

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, its successors or assigns, forever.

And the GRANTOR does covenant with the said GRANTEE that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, and will be paid, in full, without proration, by the GRANTEE, when due.

And, the GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

SHEELA NAN LANIUS

"GRANTEE"

VALLEY VIEW MOBILE HOME PARKS, LLC

BY: _____
CHAD M. RAY, Chief Manager

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEELA NAN LANIUS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 12th day of December, 2002.

_____
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Comm. Expires July 23, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CHAD M. RAY, with whom I am personally acquainted and who acknowledged himself to be the Chief Manager of VALLEY VIEW MOBILE HOME PARKS, LLC, the bargainor, a limited liability company, and as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand, at office, this the 12th day of December, 2002.

_____
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $377,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 12th day of December, 2002.

_____
NOTARY PUBLIC

DIANA C. FREY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN My Comm. Expires July 23, 2005