THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20548-04-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this April 9, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Linden Holding, LLC 14180 Dallas Parkway, Suite 900 Dallas, TX 75254	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map #104.16 Parcel #194.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Max, formerly known as Kevin Max Smith and wife, Alayna Bennett-Max, formerly known as Alayna Bennett**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Linden Holding, L.L.C., a Texas limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1719 Linden Avenue, Nashville, TN, 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this April 9, 2003.

Kevin Max

Alayna Bennett-Max

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kevin Max and Alayna Bennett-Max**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this April 9, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 04/17/03 15:06 2pgs
Fees:13.00 Taxes:1424.50

20030417-0051553

Schedule "A"

Land in Davidson County, Tennessee, being Lot No. 103 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights as of record in Plat Book 332, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Beginning at the southwest corner of Linden Avenue Wst and an alley, being the northeast corner of said Lot No. 103; thence with the westerly margin of said alley southerly 175.0 feet to the northerly margin of an alley; thence with the northerly margin of said last mentioned alley westerly 60.0 feet to the corner of Lots Number 103 and 102; thence with the line betwween the two lots northerly 201.4 feet to the southerly margin of Linden Avenue; thence with said margin easterly 60.0 feet, more or less, to the beginning.

Being the same property conveyed to Kevin Max Smith and Alayna Bennett, both unmarried, as Joint Tenants with right of survivorship by deed from K. W. I. Inc., a Tennessee corporation of record in Book 10363, page 412, said Register's Office. The parties having since married.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s); and
2) All matters appearing on the Plan of G. W. Blair's Subdivision of Belmont Heights, Revised of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee.