RECORD AND RETURN TO:
CLOSING & TITLE SERVICES, INC.
533 RIVERGATE PARKWAY
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT PREPARED BY:
James David Leckrone
3100 West End Avenue Suite 1050
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 08/28/03 11:22 3pgs
Fees:18.00 Taxes:29.60
20030828-0125118

New Owner:
COLLABORATIVE INVESTMENT
7121 CROSSROADS BLVD.
BRENTWOOD, TN 37027

Tax Bills To:
same

Map/Parcel No:
92-10/311

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $8,000.00, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gay Levine Eisen, Executrix of the Estate of Morris Levine, Darrel E. Tongate, Dorris C. Tongate, and Paul Duncan Goodwin ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto COLLABORATIVE INVESTMENT, *a partnership, ("Grantee" herein), its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 2 of Block B of Pilcher Subdivision, as of record in Book 57, page 46 Register's Office for Davidson County, TN.

Beginning at a point 50 feet south of the intersection of Torbett Streeet. and 26th Avenue North in the west line of 26th Avenue North, said lot fronts from said point of beginning, on 26th Avenue North a distance of 50 feet and runs back with parallel lines a distance of 170 feet to an alley, thence a dead line, a distance of 50 feet.

Being the same property conveyed as follows: a one-half undivided interest to Paul D. Goodwin, by deed from Henry Hill and wife, Mary E. Hill, of record in Book 4935 Page 870 R.O.D.C. Tennessee, and a one-half undivided interest to Morris Levine, by deed from W.A. Jones in Book 5036 Page 615 R.O.D.C. Tennessee. Morris Levine is deceased and the Probate Court docket number is 01P1971. Gay Levine Eisen is the Executrix, with the power to administer the real estate. Paul D. Goodwin (Paul David Goodwin) died intestate in 1983 leaving as his only heirs his son, Paul Duncan Goodwin, and his wife, Christine M. Goodwin. Christine M. Goodwin died on August 7, 1998. Under her will, her interest in this real estate was bequeathed to her only children, Darrel E. Tongate and Dorris C. Tongate. The Will was probated in the Probate Court of Davidson County Docket # 98P1281. The current owners of the property are Darrell E. Tongate, Dorris C. Tongate, Paul Duncan Goodwin, and the Estate of Morris Levine.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deeds conveying this property to Grantors.

This is improved property known as 528 Twenty-Sixth Avenue North, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever, and GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for:

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons.

Whenever 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, the GRANTORS have hereunto set their hands as of this 8th day of August 2003.

Estate of Morris Levine,

Gay Levine Eisen

Gay Levine Eisen, Executrix

Darrel E. Tongate

Dorris C. Tongate

Paul Duncan Goodwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of July, 2003, before me personally appeared Gay Levine Eisen, Executrix of the Estate of Morris Levine, known to be the person described in and who, upon oath, acknowledged herself to be the Executrix of the Estate of Morris Levine, and, as such, executed the foregoing instrument as her free act and deed.

Notary Public
My Commission Expires: July 26, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of August, 2003, before me personally appeared Darrel E. Tongate, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public
My Commission Expires: 1-28-06

STATE OF TENNESSEE)
COUNTY OF Hamilton)

On this 4 day of August, 2003, before me personally appeared Dorris C. Tongate, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Brenda F. Hodge
Notary Public
My Commission Expires: 5/23/[illegible]

BRENDA F. HODGE NOTARY PUBLIC AT LARGE RHEA COUNTY TENN.

STATE OF ~~NORTH CAROLINA~~ Washington)
COUNTY OF Stevens)

On this 1st day of August, 2003, before me personally appeared Paul Duncan Goodwin, known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC
STATE OF WASHINGTON
N. DAVID GILCHRIST
My Appointment Expires January 1, 2006

N David Gilchrist
Notary Public
My Commission Expires: 1-1-2006

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $ 8,000.00

Affiant

Subscribed and sworn to before me, this 8th day of Aug, 2003.

Notary Public

VAULX CROCKETT III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

My commission expires: _____