PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **December, 2003, by and between RAYMOND. G. HUNTER, EXECUTOR UNDER THE WILL OF NELL LAVERGNE KING,, DECEASED, hereinafter called Grantor, and SDN, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RAYMOND. G. HUNTER, EXECUTOR UNDER THE WILL OF NELL LAVERGNE KING,, DECEASED, as Grantor, does hereby bargain, sell, transfer and convey unto SDN, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter referred to as Grantee its successorss and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3214 PANORAMA DRIVE, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Raymond G. Hunter - Executor
RAYMOND. G. HUNTER, EXECUTOR UNDER THE WILL OF NELL LAVERGNE KING,, DECEASED

Davidson County DEEDWARR
Recvd: 01/06/04 11:06 3pgs
Fees:18.00 Taxes:148.00

20040106-0001875

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, RAYMOND. G. HUNTER, EXECUTOR UNDER THE WILL OF NELL LAVERGNE KING,, DECEASED, the within named bargainor(s), 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 **23rd** day of December, 2003.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

SDN, LLC, A TENNESSEE LIMITED LIABILITY CO.

3214 PANORAMA DRIVE
NASHVILLE, TN 37218

Property Address:

3214 PANORAMA DRIVE
NASHVILLE, TN 37218

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Person Responsible for Taxes: SDN, LLC, ATENNESSEE LIMITED LIABILITY CO.

~~SAME~~ 202 LaVista Drive
Nashville, TN 37215

Map & Parcel #: MAP 80-8, PARCEL 9

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$40,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Charlotte Scarla
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **December, 2003.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 189 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 189 fronts 55 feet on the easterly side of Panorama Drive and extends back between parallel liens 125 feet to a dead line.

Being the same property conveyed to ROBERT C. BALTHROP AND WIFE, LAVERGNE H. BALTHROP, by Warranty Deed from Coleman Land Company, a TN corporation, of record in Book 3612, page 145, Register's Office for Davidson County, Tennessee. The said Robert C. Balthrop having snce died on 12-20-73, the property vested by operation of law in his surviving spouse, Lavergne H. Balthrop. Lavergne H . Balthrop, n/k/a Nell Lavergne King, a/k/a Lavergne H. King, subsequently died on 10-14-2002, and by Order Approving Petition of Executor to Sell Realty at Absolute Auction, dated October 31, 2003 by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 03P-641, the property was ordered to be sold at absolute auction and Raymond G. Hunter, Executor, was authorized to execute any and all documentation of said closing.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 04 and subsequent years, A LIEN, not yet due and payable (MAP 80-8, PARCEL 9).
2. All matters as set forth on the Plan of record in Plat Book 3300, page 91, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants of record in Book 3465, Page 403, Register's Office for DAVIDSON County, Tennessee.