| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Omar Melo | New Owner | Map 072-12-0 |
| 1302 Fenner Court | | Parcel 038.00 |
| Franklin, TN 37067 | | 26b 11911 |

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205. Information furnished by the parties hereto. This is prepared without benefit of a title examination.

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **LTF Investments, LLC, a Tennessee limited liability company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Omar Melo, a single person** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Lot 107 on the Plan of the Subdivision of the Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee. Said Lot Number 107 fronts 50 feet on the northerly side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to LTF Investments, LLC, a Tennessee limited liability company by deed of record in Instrument Number20040223-0020260, said Register's Office for Davidson County, Tennessee.**

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.

Davidson County DEEDWARR
Recvd: 04/29/04 11:04 2pgs
Fees:13.00 Taxes:296.00

20040429-0048614

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $80,000.00.**

**Affiant**

**Subscribed and sworn to before me this 21st day of April, 2004.**

BARBARA [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**Notary Public**

**My Commission Expires:** 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21st day of ~~December, 2003.~~ April, 2004

LTF Investments, LLC

By: _____

Tom Benton, Chief Manager

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tom Benton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the chief manager of the LTF Investments, LLC, a Tennessee Limited Liability Company and that he as such chief manager executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as chief manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of APRIL, 2004.

_____
**Notary Public**

**My Commission Expires:** 9/22/07

BARBARA KEMPF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE