Davidson County DEEDWARR
Recvd: 05/18/04 11:59 2pgs
Fees:13.00 Taxes:456.05

20040518-0058063

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Saunders Company of North Florida	New Owner	Map 119-14
P.O. Box 993		Parcel 238
Bonifay, FL 32425		26b 11885

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

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, **Pluto Properties, LLC, a Tennessee limited liability company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Saunders Company of North Florida** (The "Grantee"), its successors 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 45, as shown on the map entitled William Lee Subdivision of the Roth Property, of record in Plat Book 1130, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pluto Properties, LLC, a Tennessee limited liability company, by deed of record in Instrument Number 20031117-0167484, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Plat Book 1130, page 67, said Register's Office.

This is improved property commonly known as 231 Morton Avenue, Nashville, TN 37211.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $123,256.00.

Affiant

Subscribed and sworn to before me this 5th day of May, 2004.

BARBARA KERR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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, its successors 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, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of May, 2004.

Pluto Properties LLC, a Tennessee limited liability company

Omar Melo, 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 Omar Mello, 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 Pluto Properties, 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 5th day of **May**, 2004.

BARBARA KEMP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: _____