Davidson County DEEDWARR
Recvd: 05/18/04 12:00 2pgs
Fees:13.00 Taxes:263.44

20040518-0058068

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Saunders Company of North Florida	New Owner	Map 82-12
P.O. Box 993		Parcel 93
Bonifay, FL 32425		26b 11931

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 Part of Lot No. 21 in the Subdivision of the Home Block of Neil S. Brown's Addition of East Nashville, Tennessee.

Said part of Lot No. 21 begins at a point on the west side of 9th Street 160 feet North of Georgia Street and runs thence westerly with the north margin of an alley 140 feet; thence northerly, with an alley 50 feet; thence easterly 140 feet to 9th Street; thence southerly with 9th Street, 50 feet.

Being the same property conveyed to Pluto Properties, LLC, a Tennessee limited liability company, by deed of record in Instrument Number 20031117-0167481, 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 21, page 100, said Register's Office.

This is improved property commonly known as 106 North 9th Avenue, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $71,200.00.

Affiant

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

Notary Public

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 5 day of **May,** 2004.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/06