WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF MAY, 2004. NOTARY PUBLIC MY COMMISSION EXPIRES 3/31/07

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robert S. Black	ABN AMRO Mortgage Group, Inc.	MAP: 103-4
4310 Nebraska Avenue	2600 W. Big Beaver Road	Parcel: 198
Nashville, TN 37209	Troy, MI 48084	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WEST MARC VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ROBERT S. BLACK AND WIFE, KELLEY J. BLACK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4310 Nebraska Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 17th day of May, 2004.

West Marc Ventures, LLC, a Tennessee limited liability company,

BY: _____
Marc Smith, Chief Manager

West Marc Ventures, LLC, a Tennessee limited liability company,

BY: West Cook aka Wes Cook
Wes Cook, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Marc Smith and Wes Cook, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Chief Manager and Secretary of West Marc Ventures, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that Marc Smith and Wes Cook, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said limited liability company for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 17th day of May, 2004.

Notary Public Teresa Northup

My Commission Expires: November 26, 2005

TERESA NORTHUP NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 26, 2005

Davidson County DEEDWARR
Recvd: 05/18/04 15:34 2pgs
Fees:13.00 Taxes:1276.50

20040518-0058384

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 8 and the westerly 15 feet of Lot No. 7 in Block 14, Sylvan Park Plan, as of record in Plat Book 332, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

SAID Lot No. 8 and the westerly 15 feet of Lot No. 7 front together 75 feet on the northerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines, with the easterly margin of 44th Avenue, formerly 3rd Street, 160 feet to an alley.

Being the same property conveyed to West Marc Ventures, LLC, a Tennessee limited liability company, by Warranty Deed from Richard H. Rice, Sr. of record as Instrument Number 20031212-0178474, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.