THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** FTEC File No. 22973-06-2004 **Record & Return To:** **Rudy Title and Escrow** **2012 21st Avenue South** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $915,000.00. Affiant Subscribed and sworn to before me this 25th day of June, 2004. Notary Public My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Darrell Brown Roger Canevari 933 Forest Acres Court Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.160.01-0 Parcel No. 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Delta Commercial Properties, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darrell Brown and Roger Canevari** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 933 Forest Acres Court, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of June, 2004.

Delta Commercial Properties, LLC, a Tennessee limited liability company

BY: _____
James W. Massey, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared James W. Massey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Delta Commercial Properties, a Tennessee limited liability company, the within named bargainor, and that he as such member has executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such aforesaid member.

Witness my hand and official seal at office in Nashville, Tennessee on this 25th day of June, 2004.

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOV 24 2007

Notary Public

Davidson County DEEDWARR
Recvd: 07/08/04 15:36 2pgs
Fees:13.00 Taxes:3385.50

20040708-0081526

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Forest Acres Subdivision Section IV, as of record in Plat Book 2331, page 156 amended in Book 2929, page 589, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Delta Commercial Properties, LLC by Deed dated, September 10, 2002 from Delta Properties, a Tennessee general partnership of record in Instrument No. 20020918-0113837, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, page 156 and amended in Book 2929, page 589, Register's Office for Davidson County, Tennessee.