40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/24/04 15:15 2pgs
Fees:13.00 Taxes:305.25
20040824-0102346

ADDRESS NEW OWNER:

Curtiswood, LLC
4010 Iroquois Avenue
Nashville, TN 37205

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 105-9
PARCEL 317

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Young and wife, Shirley Young**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Curtiswood, LLC, a Nevada Limited Liability Company**, ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the westerly 45 feet of the easterly 145 feet of Block No. 17, Jonese and Dudley's Addition, as of record in Book 57, page 147, Register's Office for said County.
>
> Said part of said Block fronts 45 feet on the southerly side of Grove Avenue and runs back between parallel lines 150 feet to an alley, the easterly line of said lot being 100 feet of the westerly margin of 10th Avenue, South.
>
> Being the same property conveyed to Robert Young and wife, Shirley Young, by deed from Mary Blackmon, unmarried, of record in Book 10427, page 883, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 1001 West Grove Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of August, 2004.

Robert Young

Shirley Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Robert Young and wife, Shirley Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 23rd day of August, 2004.

Notary Public

My Commission Expires: 11/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $82,500.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 11/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005