56865

OWNER/RESPONSIBLE TAXPAYER:
One Eagle, LLC
828 Portage St
Kalamazoo, MI 49001
Tax I.D. No. 106-11-0012.00

THIS INSTRUMENT PREPARED BY:
Joseph H. Huie, Attorney
CROLEY, DAVIDSON & HUIE PLLC
1500 First Tennessee Plaza
Knoxville, Tennessee 37929
File No. 80034

WARRANTY DEED

THIS INDENTURE made as of this 10 day of September, 2004, between SAMUEL J. FURROW, First Party, and ONE EAGLE, LLC, a Michigan limited liability company, Second Party:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to him in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

SITUATED in Davidson County, Tennessee, and being known and designated as Lot 1 on the Final Plat of Lots 1 and 2, Brown Subdivision, recorded as Instrument No. 20020513-0058572, in the Davidson County Register's Office, said lot being more particularly bounded and described by map of record aforesaid, to which map specific reference is hereby made for a more particular description.

BEING part of the same property conveyed to Samuel J. Furrow by deed from Phyllis Brown, Trustee, dated November 22, 2002, and recorded as Instrument No. 20021217-0155137, in the Davidson County Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Party, its successors and assigns forever.

AND said First Party, for himself and his heirs, devisees, personal representatives, successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth on Exhibit "A" attached and 2004 taxes which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

First Party hereby certifies that the property conveyed herein is investment property and has never been used by First Party or his immediate family as a personal residence.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

Davidson County DEEDWARR
Recvd: 09/15/04 16:00 3pgs
Fees:18.00 Taxes:1387.50
20040915-0111429

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument as of the day and year first above written.

Samuel J. Furrow

STATE OF TENNESSEE

COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, SAMUEL J. FURROW, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of September, 2004.

Notary Public

My Commission Expires: 6/16/2006

I hereby swear of affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 375,000.00.

Affiant

Subscribed and sworn to before me this 14th day of SEPTEMBER, 2004.

Notary Public

My Commission Expires: 12-22-07

EXHIBIT "A"

a. Matters depicted or disclosed by map recorded as Instrument No. 20020513-0058572, in the Davidson County Register's Office, to specifically include 20 foot by 10 foot public utility easement inside the north line; and power line crosses the east part of the property.

b. Deed of Trust from Samuel J. Furrow to Hugh M. Queener, Trustee for Pinnacle National Bank, dated November 22, 2002, and recorded as Instrument No. 20021217-0155138, in the Davidson County Register's Office.