Davidson County DEEDWARR
Recvd: 10/12/04 10:42 2pgs
Fees:13.00 Taxes:425.13
20041012-0122779

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN05868

WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$114,900.00

Kimberly J Burgess
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
28th day of September, 2004

Gail C. Victory
Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly J. Burgess **2107 Carter Avenue** **Nashville, TN 37206**	Wells Fargo Bank 4456 Corporation Ln. Virginia Beach, VA 23462	**083-03-0 141.00**

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

East Egg Ventures, LLC, a Tennessee limited liability company

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

Kimberly J. Burgess, unmarried

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

Being Lot No. 26 on the Plan of Mrs. Minnie E. Martin Subdivision of Lot No. 58 and part of 59 Brownsville, as of record in Book 547, Page 137, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the northerly side of Carter Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to East Egg Ventures, LLC, by Quitclaim Deed from Judson H. Adams, married, and Myles A. Crawford, married, dated April 29, 2004 and recorded May 14, 2004 in Instrument No. 20040514-0056791, being a re-record of Quitclaim Deed of record in Instrument No. 20040504-0050456 and being the same property previously conveyed to Judson H. Adams and Myles A. Crawford, by Warranty Deed from 4 J L.P., a Tennessee Limited Partnership, dated April 27, 2004, and recorded June 11, 2004, in Instrument No. 20040611-0069619, being a re-record of Warranty Deed of record in Instrument No. 20040504-0050454, and previously conveyed to The 4 J. L. P., a Tennessee Limitd Partnership by Quitclaim Deed from James N. Stansell and wife, Dolores R. Stansell, dated May 27, 1994, and recorded May 27, 1994, in Book 9359, page 373, Register's Office for Davidson County, Tennessee.

Subject to The Plan of Record in Book 547, Page 137, said Register's Office.

Unimproved ( )
This is improved (X) property known as **2107 Carter Avenue, Nashville, TN 37206**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 hands this 28th day of September, 2004.

East Egg Ventures, LLC, a Tennessee limited liability company

By:_____
Judson H. Adams, President

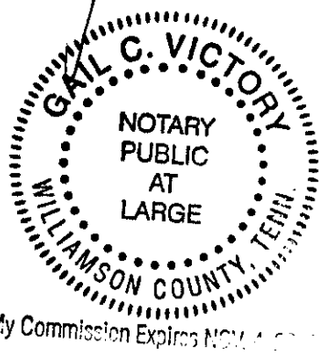
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared JUDSON H. ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the PRESIDENT of the EAST EGG VENTURES, LLC, a Tennessee limited liability company, the within named bargainor, and corporation, and that he as such PRESIDENT being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JUDSON H. ADAMS as such PRESIDENT.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 28th day of September, 2004.

Commission Expires: 11/4/06

Notary Public



My Commission Expires NOV