This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-law
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Covenant Investment Properties, LLC
2400 Crestmoor Road, Suite 301
Nashville, TN 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

MAP **132-6**
GROUP
PARCEL **23**

Davidson County DEEDWARR
Recvd: 12/03/04 12:49 2pgs
Fees:13.00 Taxes:1073.00
20041203-0144304

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Windrow and wife, Susan Windrow** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Covenant Investment Properties, LLC**, 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:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Orr Manor, of record in Plat Book 1916, page 191, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Robert Windrow and wife, Susan Windrow by Quitclaim deed from Susan Windrow of record in Book 9326, Page 242, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Susan Windrow by Will probated in the Probate Court of Davidson County, Tennessee in Book 2791, Page 140, subject to a life estate in Fred Hart (See Affidavit of Heirship of Susan Windrow in Book 8031, Page 198, Register's Office for Davidson County, Tennessee.) As evidenced by an Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 20041203-0144303 Fred Hart is now deceased.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 853 Glendale Lane, Nashville, Tennessee 37204.

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 30th day of November, 2004.

Robert Windrow

Susan Windrow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Windrow and wife, Susan Windrow** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of November, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/29/2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $290,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 1/29/2006