This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
DEWARD B. and RHONDA L. COURTNEY
219 Second Avenue North, 2nd Floor
Nashville, Tennessee 37201

SEND TAX BILL:
D.B. & RHONDA L. COURTNEY
219 Second Ave. N., 2 nd Floor
Nashville, TN 37201

MORTGAGEE:
NATIONAL BANK of COMMERCE
221 4th Avenue North, Third Floor
Nashville, Tennessee 37219

MAP AND PARCEL:

93-02-3-A-3

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, **_____GALBREATH II, a Tennessee Limited Partnership_____**, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto. **__DEWARD B. COURTNEY and wife, RHONDA L. COURTNEY_____** ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee (the "Property"), described as follows:

SEE ATTACHED EXHIBIT A

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 : **219 Second Avenue North, 2nd Floor, Nashville, TN 37201**

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 Grantors, 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 Grantors do 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 my hand this 18th day of January, 2005.

GALBREATH II, Limited Partnership
By: Galbreath Properties, Inc., G.P.

By: _____
Charles F. Galbreath, President

Davidson County DEEDWARR
Recvd: 01/19/05 10:24 3 pgs
Fees:18.00 Taxes:851.00
20050119-0006638

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me. the undersigned , A Notary Public, within and for the State and County aforesaid, personally appeared Charles F. Galbreath , 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 Galbreath Properties, Inc. General Partner of Galbreath II, Limited Partnership, the within named bargainor and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Charles F. Galbreath, as such President.

Witness my hand and official seal this 18th day of January, 2006.

Notary Public

My Commission Expires: 1/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 230,000.00 .

AFFIANT

Subscribed and sworn to before me this 18th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 1/28/06

EXHIBIT "A"

Property Description

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as allows:

Those certain premises comprising a portion of the Project known as 219 Market Street Building, as project having been established as a Horizontal Property Regime by Declaration dated April 1, 1979, and recorded in the Register's Office for Davidson County, Tennessee, at Book 5424, Page 27, said premises being more particularly described as follows:

Being Unit Space Labeled as Two (2) the same being the second story of said Project, as shown on the Plan of record in Book 5200, page 153, Register's Office for Davidson County, Tennessee, excepting and reserving any portion of the common elements lying within said units and easements through said units appurtenant to the common elements and other units, all as set forth in said Declaration, and the undivided twenty-five percent (25%) interest in each floor appurtenant to said units in all common elements of said project, as described in said Declaration, including the building and land, together with all fixtures, now or hereinafter installed therein or appurtenant thereto, including, but without limiting the scope of the foregoing, all plumbing, heating and air conditioning equipment, appliances, gas and electric fixtures, carpets and linoleum which are or shall be attached permanently to the premises, all of which are and shall be deemed to be fixtures and a part of the realty; all other privileges and appurtenances thereto belonging; and all the rents, issues and profits which may arise or be had therefrom.

Being the same property conveyed to GALBREATH II, LP, a Tennessee Limited Partnership, by General Warranty Deed from Stephen W. Lineberry, recorded as Instrument No. 20011207-0135264, Register's Office for Davidson County, Tennessee.

Improved Property known as: **219 Second Avenue North, 2nd Floor**
Nashville, Tennessee 37201

Map/ Parcel No.: 93-02-3-A-3