BOX 10-A

THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 23809-01-2005

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Brenda S Pane
Affiant

Subscribed and sworn to before me this 19th day of January, 2005.

Kaz E. Arbogast
Notary Public

KAZ E. ARBOGAST NOTARY PUBLIC Exp. 5/24/08 My Commission Expires PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/21/05 10:50 2 pgs
Fees:13.00 Taxes:1110.00
20050121-0007926

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
CG Properties, LLC 4525 Harding Road, Suite 200 Nashville, TN 37205	SAME	Map No.132.05-0 Parcel No. 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darrell D. Finnen and wife, Delores G. Finnen**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CG Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4131 Lealand Lane, Nashville, Tennessee 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of January, 2005.

Darrell D. Finnen
Darrell D. Finnen

Delores G. Finnen
Delores G. Finnen

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Darrell D. Finnen and Delores G. Finnen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2005.

Elizabeth J. Smith
Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lealand Lane Properties as of record in Plat Book 6250, page 900, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Darrell D. Finnen and wife, Delores G. Finnen by deed dated November 30, 1988 from Paul G. Ackerman, unmarried, of record in Book 7719, page 782, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been pro-rated and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 6250, page 900, Register's Office for Davidson County, Tennessee.