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

BOX 10-A

Davidson County DEEDWARR
Recvd: 02/01/05 12:16 2 pg
Fees:13.00 Taxes:888.00
20050201-0011645

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Lone Oak Circle Development, LLC	New Owner	Map 131-7
9028 Mayfield Ct		Parcel 97
~~Brentwood, TN 37027~~		
		12182 26b

This instrument prepared by : Southern Land Title, 4515 Harding Road, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Treg Warner, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Lone Oak Circle Development, LLC, a Tennessee limited liabilty company** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 28, as shown on the map entitled Lone Oak Heights, of record in Plat Book 1424, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Treg Warner, an unmarried person by warranty deed from Richard Pipkin and George H. Cate, Jr., Executor for the Estate of Juanita Pipkin Jones of record in Instrument Number 20050118-0006347, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Book 1424, page 2, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 1488, page 131, said Register's Office.

This is improved property commonly known as 1911 Lone Oak Circle, Nashville, Tennessee 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $240,000.00.

Brenda S. Lane
Affiant

Subscribed and sworn to before me this 31st **day of January, 2005.**

KAYE ARBOGAST NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 5/24/08

Kaye E. Arbogast
Notary Public

My Commission Expires:

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28th day of January, 2005.

Treg Warner

State of Tennessee
County of Davidson

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Treg Warner, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2005.

Notary Public

My Commission Expires: 9/22/07

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE