Box 31-30 for BCCB (CAW)

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
115 DULUTH, L.L.C. **2206 Dortch Avenue** **Nashville, TN 37210**	**Map 119-1** **Parcel 165**	**SAME**

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Suite 700, Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 02/10/05 15:49 2 pgs
Fees:13.00 Taxes:277.50

20050210-0015751

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Carol A. Sharer, a married person** (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **115 DULUTH, L.L.C., a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 203 on the Map of Overhill City and W. H. Fox Subdivision of part of the Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for County.

Being the same property conveyed to Carol A. Sharer by deed from Our Home Properties, a Tennessee General Partnership of record as Instrument No. 20050125-0008995, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Property taxes for 2005 prorated at closing and assumed by Grantee.

2. All matters on the Plan of record in Book 332, page 21, said Register's Office.

This is improved property, known as **2208 Dortch Avenue, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00**.

Affiant

Subscribed and sworn to before me this 10th day of February, 2005.

MELBA KEPLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 10-24-05

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

David M. Wilson, spouse of Carol A. Sharer, joins in this conveyance to convey to Grantee any and all right, title and interest he may have in the property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9th day of February, 2005.

Carol A. Sharer

Carol A. Sharer

David M. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carol A. Sharer and David M. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of February, 2005.

Melba Kepley
Notary Public

My Commission Expires:
9-24-05

MELBA KEPLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.