This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
JETNOR BEQIR, LLC
540 Rivercrest Cove
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 03/03/05 15:22 2 pgs
Fees:13.00 Taxes:259.00

20050303-0023820

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 93-03-0-A
PARCEL 35.00 CO
03DZ-86063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William H. Lightfoot and wife, Trudi P. Lightfoot, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JETNOR BEQIR, LLC, a Tennessee Limited Liability Company hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Unit No. 35, on the Plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, Page 253, Register's Office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, Page 275, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to William H. Lightfoot and wife, Trudi P. Lightfoot, by Quitclaim Deed from 1994-N2 Tennessee Associates, L.P., a Delaware limited partnership of record in Book 11335, Page 945, Register's Office for Davidson County, Tennessee.
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> This is the same description as in previous deed of record.

Taxes for 2005 have been pro-rated and assumed by Grantee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Magnolia Square Condominium, of record in Book 6685, page 275, Register's Office for Davidson County, Tennessee.

This is improved property known as 2258 Lebanon Road, Unit 35, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JETNOR BEQIR, LLC, a Tennessee Limited Liability Company its successors and assigns, forever; and we, William H. Lightfoot and wife, Trudi P. Lightfoot, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 our hands this the 28th day of February, 2005.

William H. Lightfoot

Trudi P. Lightfoot

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William H. Lightfoot and wife, Trudi P. Lightfoot 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 at Nashville, Tennessee, this the 28th day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of February, 2005.

NOTARY PUBLIC
My Commission Expires: 3/22/2008