This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050048

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Five Talents Partnership
P.O. Box 581
Franklin, TN 37065

Davidson County DEEDWARR
Recvd: 03/09/05 11:19 2 pg
Fees:13.00 Taxes:481.00

20050309-0026197

New Owner is:
Five Talents Partnership
1002 43rd Avenue North
Nashville, TN 37209

MAP: 91-08
PARCEL: 85.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Malik B. Brooks** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Five Talents Partnership** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of L. H. Davis Subdivision of Lot No. 41, Clifton, of record in Book 57, page 100, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and definite description.

Being the same property conveyed to Malik B. Brooks by Warranty Deed from Rusty Edwards, a married man dated February 8, 2002, recorded February 11, 2002, in Instrument No. 200202110018044, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

MB

WITNESS our hands this 28 day of Febry ~~2004~~. 2005

GRANTOR:

Malik B. Brooks

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Malik B. Brooks** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of Febry ~~2004~~. 2005

BYLITHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires Nov. 25, 2006

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

SWORN TO and subscribed before me this 28 day of Febry ~~2004~~ 2005

BYLITHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires Nov. 25, 2006

My commission expires: