Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00 Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2005. Notary Public My Commission Expires: 7/11/06

WARRANTY DEED

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. (Affix Seal)

Preparer's File #-05C0131

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Phillips, Brown & Mingle, LLC	same	72-10-215
7000 Executive Center Drive, suite 200		
Brentwood, Tennessee 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTIAN PROPERTIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto PHILLIPS, BROWN & MINGLE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 72-10-215
Land located in Davidson County, Tennessee, to wit:

Beginning at a point in the west margin of Northview Avenue 125 ft. North of the northwest corner of Moneta Street and Northview Avenue, said point being 128 and one half (128 1/2) ft. east of the right-of-way of the Lewisburg and Northern Railroad; thence Northerly with the western margin of Northview Avenue, 55 ft. to a point; thence at right angle, Westerly 122 ft., more or less, to the right-of-way of the Lewisburg and Northern Railroad; thence Southerly with the said right-of-way, 55 ft. to a point; thence Easterly and parallel with Moneta Street, 128 and one half (128 1/2) to the point of beginning.

Being the same property conveyed to Christian Properties, Inc. by Special Warranty Deed from Citifinancial Mortgage Co., Inc. of record in Instrument No. 20050228-0021478, filed on 02-28-05, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.
( ) unimproved
This is (X) improved property known as **2302 Northview Avenue, Nashville, Tennessee 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, 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 that the same is unencumbered, unless otherwise herein set out; 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **7th** day of **March, 2005**:

Davidson County DEEDWARR
Recvd: 03/10/05 16:06 1 pg
Fees:13.00 Taxes:74.00
20050310-0026893

CHRISTIAN PROPERTIES, INC.

By: VAN CHRISTIAN

Title: PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Van E. Christian, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of **CHRISTIAN PROPERTIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Van E. Christian, II, President.

Witness my hand and official seal at Brentwood,TN, this 7th day of March, 2005.

Notary Public

My Commission Expires: 7/11/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.