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This Prepared by and Return to:
Dyke Tatum, Attorney
Suite 200 Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
Derek Bain & Kevin Thistlethwaite
516 Norton Avenue
Nashville, Tennessee 37207

Davidson County DEEDWARR
Recvd: 04/07/05 11:40 1 pg
Fees:13.00 Taxes:179.45

20050407-0038316

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good valuable consideration, the receipt of which is hereby acknowledged by the Grantor, **IB PROPERTY HOLDING, LLC**, organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **Derek Bain and Kevin Thistlethwaite** the following certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as:

Map | Parcel 071-08-0-179.00

PROPERTY KNOWN AS: 516 Norton Avenue, Nashville, Tennessee 37207

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 100 ON THE PLAN OF SECTION ONE, JOYWOOD HEIGHTS, OF RECORD IN PLAT BOOK 1130, PAGE 91-93 SAID REGISTER'S OFFICE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO IB PROPERTY HOLDING, LLC. BY DEED FROM I. DYKE TATUM, SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20050127-0009957 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said **DEREK BAIN AND KEVIN THISTLETHWAITE**, forever. SAID Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

WITNESS the execution hereby by IB PROPERTY HOLDING, L.L.C., by Christopher Campbell its Vice President this 4th day of MARCH, 2005.

April

IB PROPERTY HOLDING, LLC

By: Rebecca J. Bakker
Assistant Secretary

By: Christopher Campbell
Vice President

STATE OF Florida)
COUNTY OF MIAMI-DADE)

Rebecca J Bakker

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christopher Campbell and [illegible] with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their several oaths acknowledged themselves to be the Vice President and Authorized Agent, respectively, of IB PROPERTY HOLDING, LLC, the within named bargainor, and that they as such officer and agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporation.

Witness my hand and official seal at office at Miami-Dade this 4th day of ~~MARCH~~ April, 2005

Notary Public

My Commission Expires: 2/16/08

ROSA A. BRITO
Comm# DD0291415
Expires 2/16/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

STATE OF Florida
COUNTY OF Miami-Dade

The actual consideration or value, whichever is greater for this transfer is $48,500.00

Affiant

Christopher Campbell
Vice President

Subscribed and sworn to before me, this 4th day of MARCH, 2005

NOTARY PUBLIC

My Commission Expires: 2/16/08

ROSA A. BRITO
Comm# DD0291415
Expires 2/16/2008
Bonded thru (800)432-4254
Florida Notary Assn., Inc

PROPERTY HOLDINGS, LLC
IB
LIMITED LIABILITY COMPANY
DELAWARE
2003