STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$231,60.00~~ 231,960.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of April, 2005.

Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Commission Expires JULY 29, 2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/12/05 14:13 3 pgs
Fees:18.00 Taxes:858.25
20050412-0040462

ADDRESS NEW OWNER(S) AS FOLLOWS:
Winton Michael Elliott
5206 Idaho Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
103-03-0-063

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Kown and wife, Robyn Kown, f/k/a Robyn Caldwell,** hereinafter referred to as Grantors, hereby transfers and conveys to **Winton Michael Elliott,** unmarried hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 20 on the Plan of The Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Idaho Avenue, formerly known as Fifth Avenue, 100.00 feet easterly from the northeast corner of said Idaho Avenue and 53rd Avenue, North, formerly known as 12th Street; thence eastwardly with the northerly margin of Idaho Avenue 60.00 feet; thence at right angles northwardly 150.00 feet to a point 160.00 feet east of the easterly margin of 53rd Avenue, North; thence westwardly and parallel with said Idaho Avenue 60.0 feet; thence southwardly and parallel with said 53rd Avenue, Noth 150.0 feet to the point of BEGINNING.

Being the same property conveyed to Charles Kown, unmarried, and Robyn Caldwell, unmarried, by Warranty Deed from Theresa W. Hafley, unmarried of record in Instrument No. 20030815-0118151, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5206 Idaho Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 8th day of April, 2005.

Charles Kown by attorney in fact

Charles Kown

Robyn Kown by attorney in fact

Robyn Kown

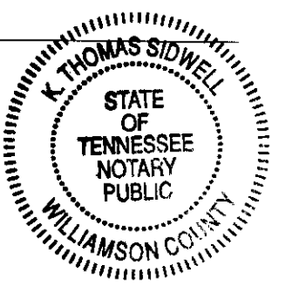
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erik Chilberg, with whom I am personally acquainted and who proved himself to be the attorney in fact of Charles Kown and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April, 2005.

Notary Public

My Commission Expires: 11/2/05



My Commission Expires 11/02/05

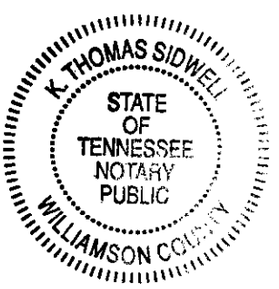
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erik Chilberg, with whom I am personally acquainted and who proved himself to be the attorney in fact of Robyn Kown and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April, 2005.

Notary Public

My Commission Expires: 11/2/05



My Commission Expires 11/02/05