Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MAY, 2005. Notary Public MY COMMISSION EXPIRES: September 22, 2007. (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SYLVAN PROPERTY GROUP, L.L.C.	**SAME**	**91-2-229**
(NAME) **302 42ND AVENUE NORTH**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/26/05 13:21 2 pgs
Fees:13.00 Taxes:74.00

20050526-0059636

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTOR, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, W. MITCHELL GIVENS, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF LINDA FAY GIVENS WILLARD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SYLVAN PROPERTY GROUP, L.L.C.,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5 of Block 9 on the Map of the Extension of Cherokee Park, not of record, described as follows: Beginning on the northerly margin of Louisiana Avenue at a point 100 feet west of the westerly margin of 60th Avenue North, formerly 19th Street, the corner of Lots Nos. 3 and 5; thence with the line between said two lots northwardly and parallel with the westerly margin of 60th Avenue North, 150 feet to the southerly margin of an alley; thence with said alley westwardly 50 feet to the corner of Lots Nos. 5 and 7; thence with the line between said two lots southwardly 150 feet to the northerly margin of Louisiana Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to W. Mitchell Givens under the Last Will and Testament of Linda Fay Givens Willard as recorded in Volume 5417/ 1197606, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to and any and all easements, restrictions and conditions of record which may affect said property.

See Limited Power of Attorney being recorded simultaneously herewith as Instrument No. 20050526-0059634, Register's Office for Davidson County, Tennessee.

GRANTEE HEREBY ASSUMES PROPERTY TAXES FOR 2005

Unimproved ( )
This is improved(X) property, known as 6004 LOUISISANA AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs assigns forever; and we 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 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, her 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(s) this 23 day of May, 2005.

W. Mitchell Givens, by Jimmy A. Duncan, Attorney in fact for W. Mitchell Givens

W. MITCHELL GIVENS, BY JIMMY A. DUNCAN, ATTORNEY IN FACT FOR W. MITCHELL GIVENS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JIMMY A. DUNCAN, ATTORNEY IN FACT FOR W. MITCHELL GIVENS**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **W. MITCHELL GIVENS** and who acknowledged that he executed the same as the free act and deed of **W. MITCHELL GIVENS**.

Witness my hand and official seal at Nashville, Tennessee this 23 day of May, 2005.

Commission expires: **September 22, 2007**.

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lee A. Cohen

Notary Public