WARRANTY DEED

State of Tennessee
County of Davidson

Box 14-A
17871-1

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2005.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/02/05 08:25 2 pgs
Fees:13.00 Taxes:888.00
20050602-0062098

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Craighead Development, LLC	"New Owners"	**118-11-109**
700 Craighead Street, Suite 305		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Theodosia H. Rosa, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craighead Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 7 of Block "G" on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Richard G. Rosa, Jr. and wife, Theodosia Rosa, by Warranty Deed from John V. Wilson and wife, Louise Wilson, of record in Book 1512, Page 530, Register's Office for Davidson County, Tennessee. The said Richard G. Rosa, Jr., died January 9, 1968 leaving Theodosia Rosa as surviving tenant by the entirety. The said property was further conveyed to Theodosia H. Rosa (also known as Theodosia Helen Rosa, the daughter of Richard G. Rosa, Jr. and Theodosia Rosa), by Quitclaim Deed from Theodosia Rosa and Ted A. Burkhalter, Trustee, of record in Book 8102, Page 359, Register's Office for Davidson County, Tennessee.

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

THE herein described property is not now the principal place of residence of the grantor herein.

This is Improved (X) unimproved (____) property, known as: **421 East Iris Drive, Nashville, TN 37204**

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 we do covenant with the said GRANTEES 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 convenant and bind ourselves, our 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/our hand(s) this **23rd** day of **May, 2005.**

Theodosia H. Rosa

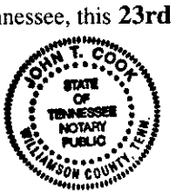
Theodosia H. Rosa

Paul A. Knighten

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 **Theodosia H. Rosa and husband, Paul A. Knighten,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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



Notary Public - John T. Cook

My Commission Expires: 3-22-09