STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,220.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of May, 2005.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/02/05 14:49 2 pgs
Fees:13.00 Taxes:282.01
20050602-0062637

ADDRESS NEW OWNER(S) AS FOLLOWS:
Princess M. Jaeger
803 N. 5th Street
Nashville, Tennessee 37207

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 082.07-O-453.00

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, **Pluto Properties, LLC and a Tennessee limited liability company,** hereinafter referred to as Grantors, hereby transfers and conveys to **Princess M. Jaeger** 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. 32 on the Plan of Miller's Addition to Edgefield, now East Nashville, as shown on plat of record in Plat Book 67, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Pluto Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Omar Melo, an unmarried man, of record in Instrument No. 20050118-0006362, dated, January 7, 2005. Further being conveyed to Omar Melo by Quitclaim Deed from Pluto Properties, LLC, a Tennessee limited liability company of record in Instrucment No. 20040511-0053832, Register's Office for Davidson County, Tennessee, dated, May 11, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

2. The Plan of record in Plat Book 57, Page 133, Register's Office for &*V28& County, Tennessee.

3. A judgment lien search was performed; no liens were found.

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

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

6. 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 803 N. 5th Street, Nashville, Tennessee 37207.

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 26th day of May, 2005.

Pluto Properties, LLC
By: Eva Melo
Its: Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said state and county, personally appeared Eva Melo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of Pluto Properties, LLC,, the bargainor, a Tennessee limited liability company, and that she as such Secretary, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name for the corporation by herself as Secretary.

Witness my hand and official seal this 26th day of May, 2005.

Notary Public

My Commission Expires: 1/2/07

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE TENN.

12754-KW