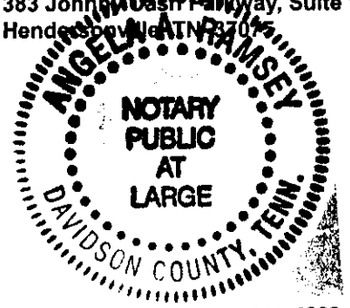
Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Dash Parkway, Suite 140
Hendersonville, TN 37075




My Commission Expires MAY 28, 2006
05-0504-62185

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $73,900.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2005.

Notary Public
My commission expires: 5/28/2006

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Table Rock Entereprises, LLC | Owner | 061-16-0 |
| 1326 Ardee Avenue | 143 Trail Ridge Dr. | 296.00 |
| Nashville TN 37216 | Hendersonville, TN 37075 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kevin F. Brown unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Table Rock Entereprises, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

See Attached Exhibit "A"

Being the same property conveyed to Kevin F. Brown, unmarried by deed from Janie M. Boone, unmarried, dated December 29, 2000, recorded January 2, 2001 filed for record in Instrument number 20010102-0000296, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1326 Ardee Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/09/05 15:05 3 pgs
Fees:18.00 Taxes:273.43
20050609-0066291

WITNESS my hand this 31st day of May, 2005.

Kevin F. Brown

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin F. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 31st day of May, 2005.

State of Tennessee at Large

My Commission expires

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

# EXHIBIT A

## LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the easterly part of Lot No. 41 and the westerly 10 feet of Lots Nos. 42 and 43, Block "D" on the Map of the Resubdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County, described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated March 4, 1963, as follows: Beginning at a point in the southerly margin of Ardee Avenue, said point being 0.8 feet, more or less, easterly from the common front corner of Lots Nos. 40 and 41, thence in a southerly direction along a fence line, 140 feet, more or less, to a point in the rear line of Lot No. 41, which is 7 feet, more or less, easterly from the common rear corner of Lots Nos. 40 and 41; thence in an easterly direction along the rear line of Lot 41, and passing the southeast corner of Lot No. 41, along said line extended, 53 feet, more or less, to a point which is 10 feet easterly from said southeast corner of Lot No. 41; thence northwardly along a line 10 feet easterly from and parallel to the easterly line of Lot No. 41, a distance of 140 feet to a point in the southerly margin of Ardee Avenue; thence westwardly along said margin of Ardee Avenue, a distance of 59.2 feet, more or less, to the point of beginning.