McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** First Title & Escrow Co., Inc. RTEC File No. 24317-05-2005	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $353,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2005. Notary Public My Commission Expires:

Return to:
McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Libbi McCullough 108 37th Avenue North, #B Nashville, TN 37209	New Owner	Map No.104.05-0 Part of Parcel No. 056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Bacon Group, Inc., a Tennessee corporation**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Libbi McCullough, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 108 37th Avenue North, #B, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2005.

The Bacon Group, Inc.

BY: Richard Bacon, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Bacon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of The Bacon Group, Inc., the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker..

Witness my hand, at office, this 31st day of May, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 05/13/05 14:49 2 pgs
Fees:13.00 Taxes:1306.10

20050613-0067452

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of West Grove Subdivision, as of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to The Bacon Group, Inc. by deed dated September 19, 2003 from Robert M. Pickens of record in Instrument No. 20031001-0144938, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictive covenants contained in an instrument of record in Instrument No. 20040421-0045310 and Instrument No. 20040421-0045311, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; of (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 421, page 109, Register's Office for Davidson County, Tennessee.