This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
MLBJTBRRL, LLC
976 Murfreesboro Road
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 06/27/05 15:19 2 pgs
Fees:13.00 Taxes:109.15
20050627-0073754

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 061-00-0
PARCEL 024.10
12DZ-08860

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Denise Stewart, Conservator as appointed by the Probate Division, 05P126, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MLBJPBRRL, LLC, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of Land in Davidson County, Tennessee, described according to a survey made by Stephen A.Draper dated May 24, 1962, as follows:

BEGINNING in the easterly margin of Ben Allen Road, 737 feet from the corner of Lot No. 246 on the Plan of Maplewood Heights Subdivision, of record in Book 547, Page 103, said Register's Office; running thence N17°45'W, 50 feet; thence N72°45'E, 400 feet; thence S17°45'E, 50 feet; thence S 72°15'W, 400 feet to the beginning.

Being the same property conveyed to Pauline E.Spain, a widow, by Quitclaim Deed from Jeremy Spain, of record in INST: 20050302-0022686, Register's Office for Davidson County, Tennessee.

BEING the same property ordered sold by the 7th Circuit Court of Davidson County, Tennessee, Case #05P126, dated June 10, 2005. M. Lee Barrett elects to take title as MLBJPBRRL, LLC.

This is the same description as in previous deed of record.

Taxes for 2005 have been pro-rated and assumed by grantee.

Pauline E. Spain and Pauline Spain, is one and the same person.

This is improved property known as 539 Ben Allen Road, 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 MLBJPBRRL, LLC, its successors and assigns, forever; and I, Denise Stewart, Conservator, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of June, 2005.

Conservatorship of Pauline Spain

Denise Stewart
Denise Stewart, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Denise Stewart with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator of 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 the 24th day of June, 2005.

Gene M. Floyd
Notary Public

My Commission expires: 3/22/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 29,500.00.

AFFIANT

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

Gene M. Floyd
NOTARY PUBLIC
My Commission Expires: