Davidson County DEEDWARR
Recvd: 06/28/05 10:15 2 pgs
Fees:13.00 Taxes:118.40

20050628-0074084

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 22000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF JUNE, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Integrity Ventures, LLC	New Owner	MAP:
734 Carlyle Place		Parcel:72-10 215.00
Nashville, TN 37211	,	

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

PHILLIPS, BROWN & MINGLE, LLC

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

INTEGRITY VENTURES, LLC

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

SEE EXHIBIT "A"

This is improved property known as 2302 Northview, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand on the 24th day of June, 2005.

Phillips, Brown & Mingle, LLC

BY: _____
Damian Mingle, Operating Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Damian Mingle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Operating Manager of PHILLIPS, BROWN & MINGLE, LLC, the within named barganor, a corporation, and that Damian Mingle, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 24th day of June, 2005.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2006 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE TO WIT:

BEGINNING AT A POINT IN THE WEST MARGIN OF NORTHVIEW AVENUE 125 FT. NORTH OF THE NORTHWEST CORNER OF MONETA STREET AND NORTHVIEW AVENUE, SAID POINT BEING 128 AND ONE HALF (128 1/2) FT. EAST OF THE RIGHT-OF-WAY OF THE LEWISBURG AND NORTHERN RAILROAD; THENCE NORTHERLY WITH THE WESTERN MARGIN OF NORTHVIEW AVENUE, 55 FT. TO A POINT; THENCE AT RIGHT ANGLE, WESTERLY 122 FT. MORE OR LESS, TO THE RIGHT-OF-WAY OF THE LEWISBURG AND NORTHERN RAILROAD; THENCE SOUTHERLY WITH THE SAID RIGHT-OF-WAY, 55 FT. TO A POINT; THENCE EASTERLY AND PARALLEL WITH MONETA STREET, 128 AND ONE HALF (128 1/2) TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PHILLIPS, BROWN & MINGLE, LLC BY WARRANTY DEED FROM CHRISTIAN PROPERTIES, INC., RECORDED ON THE 10TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050310-0026893, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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