Davidson County DEEDWARR
Recvd: 07/01/05 08:32 2 pg
Fees:13.00 Taxes:799.20

20050701-0075761

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

State Of Tennessee
County Of Williamson

The actual consideration or value, whichever is greater, for this transfer is $216,000.00

Susan Trinzle
Affiant

Subscribed and sworn to before me this 27th day of June, 2005.

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

Notary Public
My commission expires: 9/4/05

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Victory Investment Properties, LLC 1106 Lawrence Avenue Nashville TN 37212	New Owner	105-13-0-187

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, **Noble Properties, Inc.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Victory Investment Properties, 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:

Land in Davidson County, Tennessee, being the westerly 49 feet, more or less, of Lot No. 3, on the Plan of McAlister Property, of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING on the northerly margin of Lawrence Avenue at the corner of Lots Nos. 2 and 3; thence with the northerly margin of said Avenue 49 feet, more or less, to a point 50 feet westerly from the southeast corner of said Lot No. 3; thence northerly parallel with the east line of said lot, 150 feet to the southerly margin of a proposed alley; thence with the southerly margin of said proposed alley westerly 49 feet, more or less, to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots 150 feet to the BEGINNING.

Being the same property conveyed to Noble Properties, Inc., by deed from Walter E. Crockett, Sr. and wife, Hattie M. Crockett, dated May 26, 2005, of record in Instrument No. 20050531-0060720, said 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 1106 Lawrence Avenue, Nashville, TN 37212

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its 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.

WITNESS my hand this 27th day of June, 2005.

Noble Properties, Inc.

By: _____

ITS: President

State Of Tennessee
County Of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lane Wallace, 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 Noble Properties, Inc., the within named bargainor, and that he is authorized by Noble Properties, Inc. to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 27th day of June, 2005.

_____
Notary Public
State of Tennessee at Large

My Commission expires 9/4/06

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005