STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

This Instrument Prepared By:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd. Suite 200
Nashville, Tennessee 37215

Address New Owner:
Alpha Equities, LLC
43330 Junction Plaza, Ste. 160
PMB 166
Ashburn, VA 20147

Send Tax Bills To:
SAME

Map-Parcel Numbers
072-16-0 204.00

Davidson County DEEDWARR
Recvd: 08/09/05 08:06 2 pgs
Fees:13.00 Taxes:629.00
20050809-0093803

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Bell Troxel, the Grantor herein, has bargained and by these presents does transfer and convey unto Alpha Equities, LLC, the Grantee herein, it's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 4 on the Plan of Porter Heights, Part 3, of record in Plat Book 1424, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nola Troxel and Bell Troxel, both unmarried, by Deed from Linda A. Hughes, unmarried, dated May 28th, 1999 of record in Book 11506, page 457, Register's Office for Davidson County, Tennessee

This Property is known as Improved Property located at:
2106/2104 Porter Road, Nashville, Tennessee 37206

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, it's heirs and assigns, forever. Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, it's heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 14th day of July, 2005.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$170,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27 DAY OF July 20 05
Deputy Register

Bell R Troxel
Bell Troxel

287455-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Justin Tatum, a Notary Public of said county the within named bargainor, 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.

Witness my hand, at office, this 14th day of July, 2005.

Justin Tatum
Notary Public

My Commission Expires: July 19, 2008

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY [illegible]

287455-1