Box 56

Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00 . June Ballard Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2005. Rachael A. Alexander (Affix Seal) Notary Public My Commission Expires: _____

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2008

WARRANTY DEED

Preparer's File #-05G0436

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Eckhart	New Owner	119-06-158
46 Jay Street		
Nashville, Tennessee 37210		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTIAN PROPETIES, INC., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL ECKHART, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101, On the Map of Sterling Heights, Section Three, of record in Book 1424, page 113, Register's Office for said County described as follows:

Beginning at a point in the north margin of Jay Street at the corner of Lot Nos. 100 and 101; thence with the line between said lots northerly 160 ft. to a point at the corner of Lot Nos. 66 and 101; thence with the line between Lot Nos. 66 and 101, easterly 87.7 ft. to the west margin of Pickell Drive; thence with the margin of same, southerly 140 ft. to the beginning of a curve; thence around said curve, southwesterly 31.42 ft. to the north margin of Jay Street; thence with the margin of the same westerly 67.7 ft. to the beginning.

Being the same property conveyed to Christian Properties, Inc. by deed from Charles F. Ferrell of record in Instrument No. 20050316-0029039, filed on 03-16-05, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **46 Jay Street, Nashville, Tennessee 37210**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this **5th** day of **August, 2005**:

CHRISTIAN PROPETIES, INC.

By: VAN CHRISTIAN

Title: PRESIDENT

Davidson County DEEDWARR
Recvd: 08/09/05 14:50 2 pgs
Fees:13.00 Taxes:340.40

20050809-0094370

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary, of the state and county mentioned, personally appeared Van Christian (Name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President (Title) of **CHRISTIAN PROPETIES, INC.**, the within named bargainor, a corporation, and that such president or officer as such President (Title), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Van Christian (Name), President (Title).

Witness my hand and official seal at Brentwood, TN, this 5th day of August, 2005.

Notary Public

My Commission Expires: 7-29-06

AMY FREDRICKSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.