Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
API Properties 382 LLC 4160 Douglas Blvd Granite Bay, CA 95746	Howard Claude 6210 Nolensville Pike Nashville, TN 37211	Map 106-16 Parcel 62.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 08/15/05 11:47 2 pgs
Fees:13.00 Taxes:122.10
20050815-0096245

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Lisa Marie Pesklevits and husband James Barrett Pesklevits** ("Grantor") has bargained and sold, and hereby transfers and conveys to **API Properties 382 LLC, a Nevada limited liability company** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Being the southwesterly 59 feet 8 inches of Lot No. 3 on the map showing subdivision of H. W. Williams Land in the 3rd, formerly 2nd Civil District of Davidson County, Tennessee, as of record in Property Book 794, page 266, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 3 fronts 59 feet 8 inches on the southeasterly side of Mill Creek Road and runs back between parallel lines from the center of said road 287 feet 6 inches, more or less, to the line of Lot No. 17.
>
> Being the same property conveyed to Lisa Marie Pesklevits and husband James Barrett Pesklevits by deed from Daniel Stafford and wife, Christie Stafford, of record in Instrument No. 20010409-0034466, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee; to any and all existing easements and restrictions of record; to the plan of record in Book 794, Page 266, Register's Office for Davidson County, Tennessee; to the General Easement Agreement of record in Instrument No. 20040621-0073117, Register's Office for Davidson County, Tennessee; to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 720 Mill Creek Road Nashville, Tennessee 37217.

EXECUTED this 12th day of August, 2005.

Lisa Marie Pesklevits

James Barrett Pesklevits

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lisa Marie Pesklevits, 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 and seal, at office in Nashville, TN this 12th day of August, 2005.

Notary Public

My Commission Expires: 1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James Barrett Pesklevits, 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.

WITNESS my hand and seal, at office in Nashville, TN this 12th day of August, 2005.

Notary Public

My Commission Expires: 1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of August, 2005.

NOTARY PUBLIC

My Commission Expires:
1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Master:\Master\WarrantyDeed