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 77.00
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 11:49 2 pgs
Fees:13.00 Taxes:1357.90
20050815-0096246

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Dennis Brandon, married** ("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 Lot No. 1 on the Plan of the Gore Subdivision of record in Plat Book 9700, page 454, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dennis Brandon, married by deed from W. C. Gore and wife, Karen L. Gore of record in Book 11637, page 402, Register's Office for Davidson County, Tennessee.

I, Keila A. Brandon, hereby join in this conveyance for the purpose of transferring any and all rights, marital or otherwise, in and to said property which I might have as the wife of Dennis Brandon.

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 9700, Page 454, Register's Office for Davidson County, Tennessee; to the Access Easement of record in Book 1279, page 138, Register's Office for Davidson County, Tennessee; to the Water Line Easement of record in Book 2301, page 35, Register's Office for Davidson County, Tennessee; Sanitary Sewer Easement of record in Book 4131, page 849 and in Book 4253, page 260, Register's Office for Davidson County, Tennessee; to the General Easement 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 306 Philfre Court Nashville, Tennessee 37217.

EXECUTED this 12th day of August, 2005.

Dennis Brandon

Keila A. Brandon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dennis Brandon, 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

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

My Commission Expires 1/26/08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Keila A. Brandon, 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

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

My Commission Expires 1/26/08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $367,000.00.

AFFIANT

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

NOTARY PUBLIC

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

My Commission Expires:
1/26/08

Master:\Master\WarrantyDeed