Davidson County DEEDWARR
Recvd: 09/02/05 12:22 3 pgs
Fees:18.00 Taxes:1276.50
20050902-0105714

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44074

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of August, 2005

Janel L. McAlister
Notary Public

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

MY COMMISSION EXPIRES: 3-27-07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph McGee III		105-4-168
1233 & 1235 Lewis Street		105-4-169
Nashville, TN, 37210		105-4-170
		105-4-171

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Pluto Properties, LLC and Saunders Company of North Florida, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ralph McGee III and Elizabeth McGee, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit "A" for complete legal description.

Being the same property conveyed to PLUTO PROPERTIES, LLC as to an 87.64% Interest and SAUNDERS COMPANY OF NORTH FLORIDA, INC., as to a 12.36% Interest, by Warranty Deed from Pluto Properties, LLC of record in Instrument No.: 20040708-0081092, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 1233 & 1235 Lewis Street, Nashville, TN 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 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/our hand(s) this 17th day of August, 2005

Pluto Properties, LLC

BY: Omar Melo, Chief Manager by Alan D. Mazer AIF
Omar Melo, Chief Manager
by Alan D. Mazer, Attorney in Fact

Saunders Company of North Florida, Inc.

BY: VP
Rachel Saunders, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of August, 2005, personally appeared Alan D. Mazer to me known to be the person who executed the foregoing instrument on behalf of Omar Melo who is the Chief Manager of the Pluto Properties, LLC as Attorney in Fact, and acknowledged that Alan D. Mazer executed the same as the free act and deed of the said Omar Melo as such Chief Manager.

Witness my hand and official seal this 17th day of August, 2005.

Janel L McAlister
Notary Public

My Commission Expires: 3-27-07

JANEL L. McALISTER
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Rachel Saunders with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the Vice President of the Saunders Company of North Florida, Inc. the within named bargainor, and corporation, and that Rachel Saunders as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Rachel Saunders as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 17th day of August, 2005.

Janel L McAlister
Notary Public

My commission expires: 3-27-07

JANEL L. McALISTER
NOTARY PUBLIC AT LARGE
SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

EXHIBIT A

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

MAP 105-4-170
TRACT 1: BEING THE SOUTHERLY 12 ½ FEET OF LOT NO. 22 AND THE NORTHERLY 25 FEET OF LOT NO. 23 ON THE REVISED PLAN OF TRIMBLE'S NATIONAL HILL ADDITION OF RECORD IN BOOK 21, PAGE 121, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS: SAID PARTS OF LOTS NOS 22 AND 23 FRONT TOGETHER 37 ½ FEET ON THE WESTERLY SIDE OF LEWIS, FORMERLY EAST HILL STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 129 FEET TO AN ALLEY.

MAP 105-4-171
TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 AND THE SOUTHERLY ONE-HALF OF LOT NO. 23 ON THE PLAN OF TRIMBLE'S NATIONAL HILL ADDITION, AS OF RECORD IN BOOK 21, PAGE 121, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS: SAID LOT NO. 26 AND PART OF LOT NO. 23 FRONT TOGETHER 75 FEET ON THE WESTERLY SIDE OF EAST HILL STREET AND RUNS BACK BETWEEN PARALLEL LINES 120 FEET TO AN ALLEY.

MAP 105-4-168 & 105-4-169
TRACT 3: BEING NO. 19 AND PART OF LOT NO. 22, TRIMBLES NATIONAL HILL PLAN, AMENDED, AS OF RECORD IN PLAT BOOK 21, PAGE 121, REGISTER'S OFFICE FOR DAIVDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED ACCORDING TO SURVEY MADE BY JOHN KOHL AND CO. DATED JUNE 7, 1983, AS FOLLOWS:

SAID LOT NO. 19 AND PART OF LOT NO. 22 FRONT TOGETHER 87.5 FEET ON THE WESTERLY MARGIN OF LEWIS STREET AND RUNS BACK 120.0 FEET ON THE NORTHERLY LINE AND 120.0 FEET ON THE SOUTHERLY LINE TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 87.5 FEET THEREON.