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Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/13/05 08:42 2 pgs
Fees:13.00 Taxes:834.35
20050913-0109689

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,500.00

Affiant

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Subscribed and sworn to before me this 29th day of August, 2005.

Notary Public
My commission expires: 02/22/09

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Gregory Adkins 5311 Overton Rd. Nashville, TN 37220	New Owner	105-13-O-187

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Victory Investment Properties LLC**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Gregory E. Adkins**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being the westerly 49 feet, more or less, of Lot No. 3, on the Plan of McAlister Property, of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee, being more particularly described as follows:
>
> BEGINNING on the northerly margin of Lawrence Avenue at the corner of Lots Nos. 2 and 3; thence with the northerly margin of said Avenue 49 feet, more or less, to a point 50 feet westerly from the southeast corner of said Lot No. 3; thence northerly parallel with the east line of said lot, 150 feet to the southerly margin of a proposed alley; thence with the southerly margin of said proposed alley westerly 49 feet, more or less, to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots 150 feet to the BEGINNING.
>
> Being the same property conveyed to Victory Investment Properties, LLC, by deed from Noble Properties, Inc., dated 06/27/2005, of record in Instrument No. 20050701-0075761, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1106 Lawrence Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of August, 2005.

Victory Investment Properties, LLC

By: Susan Minzak COO

Susan Minzak,
Chief Operating Officer

Victory Investment Properties, LLC

By: Deborah Mann T.O.

Deborah Mann,
Tax Officer

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan Minzak, Chief Operating Officer, and Deborah Mann, Tax Officer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Chief Operating Officer and Tax Officer of Victory Investment Properties LLC, the within named bargainor, and that they are authorized by Victory Investment Properties, to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 29th day of August, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09