THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24657-08-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 14th day of September, 2005. Notary Public My Commission Expires:

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
HB Holdings, LLC 150 Fourth Avenue, North, Suite 2000 Nashville, TN 37219	SAME	Map No.132.01-0 Parcel No. 176.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tabitha C. Williams, an undivided one-half interest and Tabitha C. Williams and Mildred B. Wray, as heirs at law of Neuree C. Love, deceased, as undivided one-half interest,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HB Holdings, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4133 Outer Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of September, 2005.

Tabitha C. Williams

Mildred B. Wray, BY: Tabitha C. Williams, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON: SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Tabitha C. Williams** 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, at office, this 14th day of September, 2005.

My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Tabitha C. Williams,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Mildred B. Wray** and is authorized by the said **Mildred B. Wray** to execute this instrument on HER behalf.

Witness my hand, at office, this 14th day of September, 2005.

My commission expires:

Notary Public

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/16/05 13:28 2 pgs
Fees:13.00 Taxes:1110.00

20050916-0111691

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Rolling Meadows, as of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Tabitha C. Williams and Neuvie C. Love by deed dated September 28, 2001 from Judy Ellen Freudenthal and husband, John F. Trim of record in Instrument No. 20011010-0110433, Register's Office for Davidson County, Tennessee. The grantee's name in said deed should correctly be spelled Neuree C. Love. Neuree C. Love died intestate on January 26, 2005, unmarried and without children. Her parents and her seven brothers, none of whom had any children, all predeceased her. Her sole heirs at law are her two sisters, Tabitha C. Williams and Mildred B. Wray.

This conveyance is made subject to:

1. 2005 City/County taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.