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This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

ARC Properties, G.P.
c/o Bijan Ferdowsi
5716 Spring House Way
Brentwood, TN 37027

SEND TAX BILL:

New Owner

MORTGAGEE:
BancorpSouth Bank
5217 Maryland Way
Brentwood, TN 37027

MAP AND PARCEL:
MAP 105-11
PARCEL 26

Davidson County DEEDWARR
Recvd: 09/30/05 15:23 3 pgs
Fees:18.00 Taxes:179.45

20050930-0117979

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael Vernon Edmondson, John Jerry Edmondson, Eloise Edmondson and Ronald Edward Edmondson**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ARC Properties, G.P., a Tennessee General Partnership**, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 5 on the Plan of John P. Williams' Addition, as of record in Book 161, page 70, said Register's Office.
>
> Said part of Lot No. 5 fronts on the northerly side of Southgate Avenue and runs back between parallel lines 296 feet to an alley.
>
> Being the same property conveyed to Rosemary Boyd, Michael Vernon Edmondson, John Jerry Edmondson, Eloise Edmondson and Ronald Edward Edmondson, by Quitclaim Deed from Gay Lisa Levin, Trustee, dated August 29, 1990, of record in Book 8186, page 942, said Register's Office. The said Rosemary Boyd has filed for protection under Chapter 7 of the United States Bankruptcy Code, Case No. 305-06876-GP-7.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.
>
> This is not now nor has it ever been the primary residence of the Grantor herein.

This is improved property known as 504 Southgate Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever;

and Grantor does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 27th day of September 2005.

Michael Vernon Edmondson

John Jerry Edmondson

Eloise Edmondson

Ronald Edward Edmondson

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared Michael Vernon Edmondson, Eloise Edmondson, and Ronald Edward Edmondson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29th day of September, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared John Jerry Edmondson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 27th day of September, 2005.

Notary Public

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $48,500.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 1/24/09

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 24, 2009