THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 21792R

Davidson County DEEDWARR
Recvd: 10/03/05 09:10 2 pgs
Fees:13.00 Taxes:925.00
20051003-0118124

MAP/GROUP/PARCEL: 92-12/285

NEW OWNER'S NAME AND ADDRESS:
MSB PROPERTIES LLC
816 RODNEY DRIVE
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, WALTER L. WILSON, hereinafter called Grantor, does hereby transfer and convey unto, MSB PROPERTIES LLC, a corporation existing under the laws of the State of Tennessee, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 8, on the Plan of The Murphy Land Co., Division of Lots Nos. 260 and 261 of the Boyd Home Tract, as shown on plat of record in Plat Book 161, page 133, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 8 fronts 49.8 feet on the northerly side of Church Street, as widened, and runs back between parallel line 163 feet to an alley.

The subject property is improved property known as 1910 Church Street, Nashville, TN 37203.

BEING the same property conveyed to M.M. Wilson and wife, Gladys M. Wilson by Deed of record in Book 4553, Page 335 recorded 11/15/1971, Register's Office for Davidson County, Tennessee.

M.M. Wilson and Gladys M. Wilson having since died, subject property vests in Walter L. Wilson, as their sole heir at law, as evidenced in Affidavit of Inheritance of record in Book 7941, Page 832 recorded 09/19/1989 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Walter L. Wilson
WALTER L. WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned authority, WALTER L. WILSON, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 22nd day of September, 2005.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $250,000.00.

AFFIANT

Sworn to and subscribed before me, this the 22nd day of September, 2005.

Kate Rosenthal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006