ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO:
Jupiter Properties LLC	New Owner	Map 93-16
1302 Fenner Court		Parcel 325.00
Nashville, TN 37067		

{This instrument prepared by Joseph M. Carter, 1915 Lombardy Ave, Ste B, Nashville, Tennessee, 37215}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are herby acknowledged, I, Joseph M. Carter Jr., unmarried, (The "Grantor") have bargained and sold, and by these present do transfer and convey unto Jupiter Properties LLC, a Tennessee Corporation, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being at a point on the easterly margin of Fairfield Avenue, 160.5 feet from the southeast corner of Fairfield Avenue and Fain Street or Hermitage Avenue; thence southerly along the east margin of Fairfield Avenue 31 feet to the northerly margin of a 20 foot alley, opened through said block "D" by Weakley & Warren; thence easterly along the north margin of said alley 137 feet, more or less, to a point; thence northerly along a line at right angles to Fain Street or Hermitage Avenue, 31 feet to a point; thence in a westerly direction about 137 feet to a point of beginning and being composed of part of lot 1, 2, 3, 9, 10, 11, and 12 on said plan.

Being the same property conveyed to Joseph M. Carter Jr., unmarried, by deed from Omar Melo, unmarried, executed 06/16/2005, Register's Office for Davidson County, Tennessee. # 20050617 . 0069686

This is the improved property commonly known as 79 Fairfield Avenue, Nashville, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,500.00

Affiant - Managing member , Omar Melo

Subscribed and sworn to before me, this 27th day of October, 2005

Notary Public

My Commission Expires: 9/22/07

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 10/28/05 10:34 2 pgs
Fees:13.00 Taxes:686.35

20051028-0130310

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the 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 warranty and forever defend the title to said land to 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 applied to all genders.

Witness my hand this 27th day of October, 2005.

Joseph M. Carter Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Notary Public for the said county and State, Joseph M. Carter Jr., unmarried, the within named bargainor, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledge that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2005

Notary Public

My Commission Expires: 9/22/07

