Name and Address of New Owners:

Landis Ventures, LLC
6680 Charlotte Pike, Unit K-4
Franklin, TN 37069

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
5200 Maryland Way, Suite 110
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $46,500.00

Affiant
Subscribed and sworn to before me on this 17th day of November, 2005.

Notary Public

My Commission Expires: 11-6-06

Map & Parcel No.
102-07-OA-056.00CO

EILEEN STRANGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Davidson County DEEDWARR
Recvd: 11/23/05 12:20 2 pg
Fees:13.00 Taxes:172.05
20051123-0141930

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Donald L. Watts, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Landis Ventures, LLC, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee described to-wit:

Being Apartment Unit No. K-4, of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, page 704, and amended in Book 6277,page 653, Book 7333, page 415, and Book 7333, page 418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Donald L. Watts, Jr., by Quitclaim Deed dated 11/21/2000 from Donald L. Watts, Sr., of record in Instrument No. 20001128-0116695, said Register's Office.

Donald L. Watts and Donald L.Watts, Jr. are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that he 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 for current year real estate taxes.

GRANTOR further covenants and binds himself and his heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS our hands on this 17th day of November, 2005.

Donald L. Watts

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald L. Watts, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. aka Donald L. Watts, Jr

Witness my hand and official seal, ~~this the~~ 17th day of ~~November~~, 2005.

Notary Public

My Commission Expires:
11-6-06
(SEAL)

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
MY COMMISSION EXPIRES NOVEMBER 06, 2006