This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
MRMR Properties, LLC
214 Shady Grove Road
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE:
Suntrust Bank
2104 Hobbs Road
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/28/05 14:08 3 pgs
Fees:18.00 Taxes:333.00
20051128-0142981

MAP	**84-16**
GROUP	
PARCEL	**163**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William J. Pratt, Jr. Trustee of the William J. Pratt, Jr. Living Trust dated June 26, 2002,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **MRMR Properties, LLC**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Being the same property conveyed to William J. Pratt, Jr. Trustee of the William J. Pratt, Jr. Living Trust dated June 26, 2002 by Quitclaim deed from William J. Pratt, Jr. of record in Instrument no.20030422-0052519, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **203 Shady Grove, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 applicable to all genders.

WITNESS my hand this the **11th** day of **November, 2005.**

William J. Pratt, Jr. Trustee of the William J. Pratt, Jr. Living Trust dated June 26, 2002

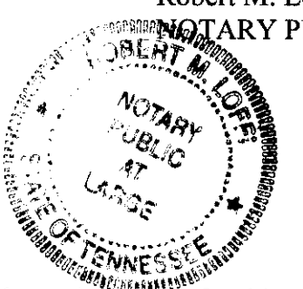
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William J. Pratt, Jr. Trustee of the William J. Pratt, Jr. Living Trust dated June 26, 2002**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of November, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of November, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

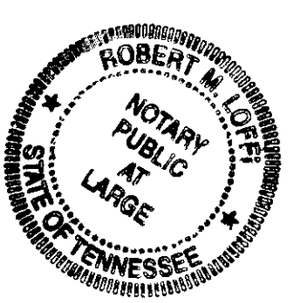


EXHIBIT A

Tract No. 1:

Land in the Third Civil District of Davidson County, Tennessee, being part of Lot No. 22 on the Map of Donelson Heights Subdivision, not of record, and described according to a survey thereof made February 24, 1955 by Hickerson-Miller, Engineers & Surveyors, as follows:

Beginning at a point on the easterly margin of Shady Grove Road, said point being 1035 feet north of the intersection of Lebanon Pike (before widening); thence in a northerly direction along the easterly margin of Shady Grove Road 150 feet to the Tennessee Central Railroad fence; thence in a southeasterly direction along said Tennessee Central Railroad fence 195 feet more or less to a point; thence in a westerly direction 121.4 feet to the easterly margin of Shady Grove Road, the point of beginning.

Being the same property conveyed to Merrie Morrison-Boggs and husband, Rex Boggs by deed from Edwin M. Overstreet and wife, Hazel Overstreet of record in Book 10617, page 525, said Register's Office. The said Merrie Morrison-Boggs and husband, Rex Boggs have since filed for protection under Chapter 13 of the U.S. Bankruptcy Code, Case No. 300-09614, United States Bankruptcy Court for the Middle District of Tennessee. An Agreed Order authorizing sale is recorded immediately preceeding this deed in Instrument No. 20020312 0031268 said Register's Office.

Tract No. 2:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 22 on the Map of Donelson Heights Subdivision not of record, and described according to a survey made February 24, 1955, by Hickerson=Miller, Engineers, as follows:

Beginning at a point on the easterly margin of Shady Grove Road, said point being 985 feet north of the intersection of Lebanon Pike (before widening); thence in a northerly direction along the easterly margin of Shady Grove Road 50 feet; thence North 88 deg. 30 min. East 121.4 feet to a stake; thence South 40 deg. 30 min. East 58.7 feet more or less to a stake; thence South 89 deg. 58 min. West 162.5 feet more or less to the point of beginning.

Being the same property conveyed to Merrie Morrison-boggs and husband, Rex Boggs by quitclaim deed from Edwin M. Overstreet and wife, Hazel L. Overstreet of record in Instrument No. 20020312 - 0031267, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.