(1)

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #17492.2005

Davidson County DEEDWARR
Recvd: 12/02/05 14:52 3 pg
Fees:18.00 Taxes:377.40
20051202-0145326

NEW OWNER:
East Egg Ventures, LLC
817 Pearl St.
Franklin, TN 37064

SEND TAX BILL TO:
Same

MAP & PARCEL:
072 03 0 129.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael W. O'Neill,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **East Egg Ventures, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Described land in Davidson County, Tennessee, being the east 50 feet of Lot No. 185 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.
>
> Said part of Lot No. 185 fronts 50 feet on the southerly side of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.
>
> Being the same property conveyed to Michael W. O'Neill by deed from Larry G. Jordan and wife, Mattie Jordan of record in Instrument Number 20050705-0076512, Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE AS THE GRANTOR.

SUBJECT TO THE FOLLOWING:

1. 2005 taxes are a lien and are being paid at the time of this transaction.
2. Subject to any and all building and zoning regulations of City, County and State.

3. Subject to any and all notes and matters on the Plan of record in Plat Book 323, Page 101, said Register's Office.

4. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

This ( ) unimproved (XX) improved property is known as:

1202 McChesney Avenue, Nashville, Tennessee 37216

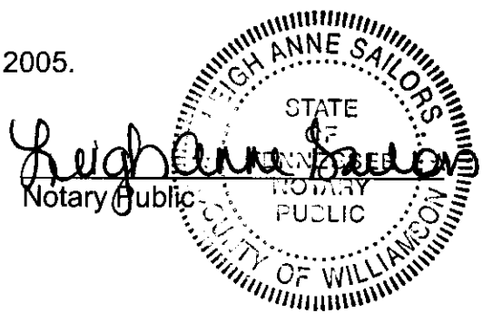
Witness my hand this 29th day of November, 2005.

Michael W. O'Neill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, Michael W. O'Neill the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 29th day of November, 2005.



Notary Public

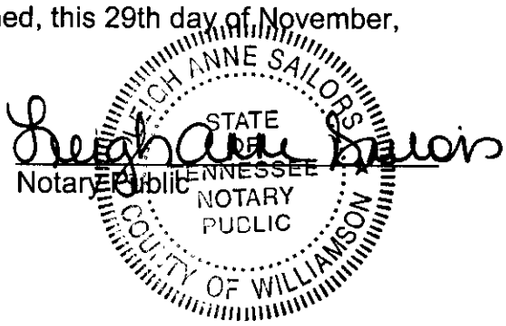
My Commission Expires: 8-12-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $102,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 29th day of November, 2005.



Notary Public

My Commission Expires: 8-12-06