PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDWARR
Recvd: 12/07/05 13:12 3 pgs
Fees:18.00 Taxes:351.50
20051207-0147306

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of December, 2005.

Notary Public

My Commission Expires:
7/2/07

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Blue Line Properties, LLC c/o Benny E. Alexander, Jr. 1294 Louisville Hwy Goodlettsville, TN 370725	Same	Map 142-15 Parcel 111 CO

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, **Robert M. Searson,** Administrator of the Estate of Ann Marie Searson, deceased; **Thomas A. Searson, Jr.,** unmarried; **Robert M. Searson,** unmarried; and **Todd E. Searson,** unmarried (herein referred to as "Grantors"), have bargained and sold, and by these presents does hereby transfer and convey unto **Blue Line Properties, LLC, a Tennessee Limited Liability Company** (herein referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Unit No. 111 in Breckenridge. A Condominium, as described in the Master Deed establishing a Horizontal Property Regime for Breckenridge, as of record in Book 6808, Page 45, and as amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee along with an undivided interest in the Common Elements as specified therein and subject to all terms, covenants and conditions set forth in such Master Deed.

Being the same property conveyed to Thomas A. Searson and wife, Ann Searson by Warranty Deed dated May 13, 1986, from Steve Hulen and wife, Janice D. Hulen and John R. Hulen and wife, Jo Ann Hulen, of record in Book 6858, Page 335, Register's Office for Davidson County, Tennessee. The said Ann Searson having died intestate on November 17, 2004 in Davidson County, Tennessee and her estate has been in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (05P-1592). The said Thomas A. Searson having predeceased Ann Searson. The heirs at law of Ann Searson are Thomas A. Searson, Jr., Robert M. Searson and Todd E. Searson.

This is improved property known as 111 Hicks Road, Nashville, Tennessee 37221.

Ann Searson and Ann Marie Searson are one and the same person .

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for the year 2006 and subsequent years;

2. All matters shown in the Master Deed and By-Laws for Breckenridge Condominium of record in Book 6808, page 45, as amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee;

3. Articles of Incorporation of Breckenridge Condominium Homeowners Association of record in Book 6870, page 628, Register's Office for Davidson County, Tennessee;

4. Amended Charter of Breckenridge Condominium Homeowners Association of record in Book 7798, page 415, Register's Office for Davidson County, Tennessee; and

5. Matters shown on the Plan of record in Book 6808, page 45, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S successors and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S successors and assigns, against the lawful claims of all persons whomever.

Wherever used, the singular shall include the plural, the plural the

singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 2 day of December, 2005.

Robert M. Searson, Administrator of the Estate of Ann Marie Searson, deceased

Thomas A. Searson, Jr., Individually

Robert M. Searson, Individually

Todd E. Searson, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert M. Searson, Administrator of the Estate of Ann Marie Searson,** 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2005.

Notary Public

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, **Thomas A. Searson, Jr., Robert M. Searson** and **Todd E. Searson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, each, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2005.

Notary Public

DAVID A. CHILDRESS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 7/21/07