This Instrument Was Prepared By:

Mooreland Title Company, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 12/14/05 13:49 2 pgs
Fees:13.00 Taxes:218.30
20051214-0150285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 59,000.00

Affiant

Subscribed and sworn to before me,

this 2nd day of December, 2005

Notary Public

My Commission Expires: 3.25.04

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

Address New Owner as Follows:
G & P Properties, LLC
785 Walnut Ridge Dr.
Lavergne, TN 37086

Send Tax Bills to: New Owner

Map-Parcel Number

81-15-0-417.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James Madrigal, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **G & P Properties, LLC** , a Tennessee Limited Liability Company ,

(State & Entity)

hereinafter called the Grantee, its successors and representatives, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the westerly 39.5 feet, more or less, of Lots No. 11 on the Plan of J. M. and T. J. Harding's Subdivision, as of record in Book 21, Page 81 and 108, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Heiman Street, 115.2 feet westerly from the westerly margin of 17th Avenue North, formerly Duval Street, being Osborne's northwest corner; thence with the southerly margin of Heiman Street, westerly 39.5 feet, more or less, to the northwest corner of said Lot No. 11; thence with the westerly line of said Lot No. 11 southerly 152.0 feet, more or less, to the northerly margin of an alley; thence with said alley easterly 39.5 feet, more or less, to said Osborne's southwest corner; thence with this westerly line northerly 152.0 feet, more or less, to the beginning.

Being the same property conveyed to James Madrigal, married, By Deed from Kenneth Yansick, unmarried, of record in Instrument No. 20031219-0181080, Register's Office for Davidson County, Tennessee.

NOTE: This property is not now nor has it ever been the principal residence of the Grantor

This property is made subject to the following:

1. 2006 County Taxes a lien, not yet due and payable;

2. Plan of record in Plat Book 21, Pages 81 and 108, Register's Office for Davidson County, Tennessee

.

This is improved property known as: 1707 Heiman Street Nashville, TN 37208.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, successors and representatives, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of December, 2005.

By:_____

James Madrigal

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named James Madrigal the bargainor, 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.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 1st day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 3.6.06