This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 3**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 12/16/05 11:18 3 pgs
Fees:18.00 Taxes:555.00

20051216-0151198

----------Above This Line Reserved For Official Use Only----------

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **BURNS VENTURES, INC. A TENNESSEE CORPORATION**, hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **MCW HOLDINGS, LLC** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 76 AND 77 ON THE PLAN OF GRANDVIEW HEIGHTS OF RECORD IN BOOK 161, PAGES 14 AND 15 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO BURNS VENTURES, INC. A TENNESSEE COPORATION BY WARRANTY DEED OF N&C PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP DATED FEBRUARY 28, 1990 AND RECORDED FEBRUARY 28, 1990 IN BOOK 8054, PAGE 251, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 118-8-84

This property is known as: 2420/2422 Eugenia Avenue, Nashville, TN 37211

Subject to all matters shown on the Plat of record in Book 161, Pages 14 and 15, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 13th day of December, 2005.

Burns Ventures, Inc.
A Tennessee Corporation

By: Joe Burns, President

COUNTY OF ~~DAVIDSON~~ Gwinnett
STATE OF ~~TENNESSEE~~ Georgia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Burns, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Burns Ventures, Inc. a Corporation, and is authorized by the Corporation to execute this instrument on behalf of the Corporation.

WITNESS my hand and official seal this 13 day of December, 2005.

Patricia A Burns
Notary Public Gwinnett County Georgia
My Commission Expires August 11,2009

NOTARY PUBLIC

Grantor(s) Name, Address, phone:
Burns Ventures, Inc.
P.O. Box 280
Grayson, Ga. 30017

678-591-9422

Grantee(s) Name, Address, phone:
MCW HOLDINGS, LLC
2420 EUGENIA AVENUE
NASHVILLE, TN 37211
615-776-8337

SEND TAX STATEMENTS TO :
New Owner

Patricia A Burns
Notary Public Gwinnett County Georgia
My Commission Expires August 11,2009

PATRICIA A. BURNS NOTARY PUBLIC GWINNETT COUNTY, GA.

Georgia

State of ~~TENNESSEE~~
County of Gwinnett

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$150,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of December, 2005

PATRICIA A. BURNS NOTARY PUBLIC GWINNETT COUNTY, GA. (Seal)

My commission expires:

Patricia A Burns
Notary Public Gwinnett County Georgia
My Commission Expires August 11,2009

Joe Burns
Affiant

Joe Burns
Type or Print Name

Patricia A Burns
Notary Public

Patricia A Burns
Type or Print Name