THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/28/05 09:49 2 pgs
Fees:13.00 Taxes:2812.00



20051228-0154927

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
TREE HOUSE PROPERTIES, LLC	SAME	120-00-0143.00
1305 MURFREESBORO PIKE		
NASHVILLE, TENNESSEE 37217-2635		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Realty Association, Inc. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tree House Properties, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, more fully described as follows: Being Lot No. 1 shown on resubdivision of Lots 1 and 2 of sections 1 and 2, Seven Oaks Commercial Area, as of record in Book 9700, page 966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Realty Association, Inc., by General Warranty Deed from Quincy's Restaurants, Inc., of record in Book 11586, page 935, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1305 Murfreesboro Pike, Nashville, Tennessee 37217-2635.

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 20th day of DECEMBER, 2005.

J Henry Coffer Jr.

BY: J HENRY COFFER, JR
TITLE: MEMBER
REALTY ASSOCIATION, INC.

Dorothy L Taylor

BY: DOROTHY L TAYLOR
TITLE: MEMBER
REALTY ASSOCIATION, INC.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **J Henry Coffer, Jr. and Dorothy L Taylor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the **Managing Members** of **Realty Association, Inc.**, the within named bargainor, and that he/she as such **Managing Memeber** of **Realty Association, Inc.**, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such **Managing Member** of **Realty Association, Inc.**

Witness my hand and official seal at office this 20TH day of DECEMBER, 2005.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My commission expires: 03/06/06

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

Sondra Kirby
Affiant

Subscribed and sworn to before me this 20TH day of DECEMBER, 2005.

E. Keith Bell
NOTARY PUBLIC

E. KEITH BELL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires: 03/06/06