This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 01/06/06 14:46 3 pgs
Fees:18.00 Taxes:490.40
20060106-0002455

ADDRESS NEW OWNER:
J. N. PROPERTIES, LLC
410 George L. Davis Blvd.
Nashville, TN 37203

MORTGAGEE:

- NONE -

SEND TAX BILL:
J. N. PROPERTIES, LLC
410 George L. Davis Blvd.
Nashville, TN 37203

MAP AND PARCEL:

82-9-13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MAVIS BLAYLOCK , Unmarried**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto. **J. N. PROPERTIES, LLC** , a Tennessee Limited Liability Company ("Grantee"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

The Real Property or its address is commonly known as : **1311 7th AVENUE NORTH**
NASHVILLE, TN 37208

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever, and Grantors, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. 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 hands this 5th day of JANUARY, 2006.

Mavis Blaylock
MAVIS BLAYLOCK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John K. Kimery, a Notary Public in and for said State and County, **MAVIS BLAYLOCK,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of January, 20 06.

Notary Public

JOHN K. KIMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7.21.2007

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $**132,540.00**.

Mavis Blaylock
AFFIANT

Subscribed and sworn to before me this 5th day of January, 20 06.

NOTARY PUBLIC

JOHN K. KIMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7.21.2007

My Commission Expires JULY 21, 2007

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 52, as shown on the map entitled North Nashville Real Estate Company's, of record in Plat Book 21, Page(s) 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES B. BLAYLOCK and wife, MAVIS BLAYLOCK by deed from Harry Diamond and wife, Ida Diamond of record in Book 5005, page 753, dated March 16, 1976, Register's Office for Davidson County, Tennessee, the said James B. Blaylock since died.

This conveyance is subject to any and all existing easements of record.

The Real Properly or its address is commonly known as: **1311 Seventh Avenue North**
Nashville, Tennessee 37208

Map / Parcel No.: 82-9-13