RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44381

This document prepared by:	
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: 01/13/06 12:56 3 pgs
Fees:18.00 Taxes:1924.00
20060113-0005474

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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, **LUCCA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **ALDEN HORTON, III AND RONALD D. RUNYEON, TENANTS IN COMMON** hereinafter "Collectively 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 PART OF LOT NO. 6 ON THE PLAN OF ELLISTON PROPERTY, AS OF RECORD IN PLAN BOOK 1, PAGE 105, CHANCERY COURT AT NASHVILLE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF 23RD AVENUE NORTH, FORMERLY ELLISTON AVENUE, SAID POINT BEING 325 AND ONE HALF FEET SOUTHERLY FROM THE SOUTHERLY MARGIN OF STATE STREET; AND RUNNING THENCE SOUTHERLY, WITH THE EASTERLY MARGIN OF SAID AVENUE, 62 AND ONE HALF FEET TO THE NORTHWEST CORNER OF THE KIRKPATRICK LOT; THENCE EASTERLY, WITH THE NORTH LINE OF KIRKPATRICK LOT, 100 FEET TO THE WEST LINE OF LOT NO. 7 ON SAID PLAN; THENCE WITH THE WEST LINE OF SAID LOT NO. 7, NORTHERLY AND PARALLEL WITH SAID AVENUE, 62 AND ONE HALF FEET: THENCE WESTERLY AND PARRALLEL WITH THE NORTH LINE OF THE KIRKPATRICK LOT, 100 FEET TO THE POINT OF THE BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO LUCCA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED OF MARY ANNE KIRK NOW KNOWN AS MARY ANNE K. CAPECI DATED SEPTEMBER 24, 1999 AND RECORDED SEPTEMBER 27, 1999 IN BOOK 11676, PAGE 436, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 92-15-94

This property is known as: 200 23rd Avenue North, Nashville, TN 37203

Subject to Restrictions, easements and all matters shown on the Plat of record in Plan Book 1, Page 105, 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 10th day of January, 2006.

LUCCA PROPERTIES, LLC
A TENNESSEE LIMITED LIABLITY CO.

BY: _____
Michael V. Marchetti, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael V. Marchetti, 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 Chief Manager of Luca Properties LLC, and is authorized by the LLC to execute this instrument on behalf of the LLC.

WITNESS my hand and official seal this 10th day of January, 2006.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 20, 2009

_____
NOTARY PUBLIC

Commission Expires: _____

Grantor(s) Name, Address, phone:
Lucca Properties, LLC
112 30TH Avenue North, Suite B
Nashville, TN 37203

Grantee(s) Name, Address, phone:
Alden Horton, III **and, Ronald D. Runyeon**

SEND TAX STATEMENTS TO :
Alden Horton, III
2006 Ridley Boulevard
Nashville, TN 37203

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$520,000.00**, 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 10th day of January, 2006.

Affiant

Michael Marchetti
Type or Print Name

Notary Public

W. Davis
Type or Print Name

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My commission expires

My Commission Expires JAN. 20, 2009