STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 19th day of January, 2006.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/23/06 10:16 2 pgs
Fees:13.00 Taxes:1683.50
20060123-0008215

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charlotte 21, Inc.

346 21st Avenue North
Nashville, Tennessee 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

92-11-319

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mecdefur, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Charlotte 21, Inc.,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being part of Lot No. 114, of part of Block No. 9 of Division "B" in the plan of the Murphy Land Company, of record in Book 161, page 126, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at the point of intersection of the southerly margin of Charlotte Avenue, as widened, and the westerly margin of an alley, said alley lying west of Arena Avenue; thence with the southerly margin of Charlotte Avenue, as widened, westwardly 114.6 feet to the beginning of a curve to the left; thence with said curve, having radius of 25 feet, a distance of 46.2 feet to a point in the easterly margin of 21st Avenue North; thence with the margin of same, southwardly 33.33 feet to a point; thence leaving said margin, eastwardly 170 feet to a point in the westerly margin of the aforesaid alley; thence with the margin of said alley, northwardly 18.85 feet to the point of beginning.

Being the same property conveyed to Mecdefur, LLC by Quitclaim Deed from Michael J. Thomas, married, of record in Instrument No. 20021003-0120795, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 161, Page 126, Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress and Parking of record in Book 6714, Page 786, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 346 21st Avenue North, Nashville, TN 37203.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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. Wherever 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 my hand this 19th day of January, 2006.

Mecdefur, LLC

_____

By: Michael J. Thomason, Chief manager

_____ _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Michael Thomason, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, proved himself to be the CHIEF MANAGER, of Mecdefur, LLC, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of January, 2006.

_____

Notary Public

My Commission Expires: 10/10/09

DONALD H. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

260100605