PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 02/07/06 09:37 3 pgs
Fees:18.00 Taxes:592.00

20060207-0014938

# WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of January, 2006, by and between CARLOS D. MARKHAM and LUELLA S. MARKHAM, TRUSTEES OF THE CARLOS D. MARKHAM AND LUELLA S. MARKHAM REVOCABLE LIVING TRUST UTA DATED FEBRUARY 22, 2002, hereinafter called Grantors, and SOUTHERN LAND ACQUISITIONS, INC., A NEVADA CORPORATION, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CARLOS D. MARKHAM and LUELLA S. MARKHAM, TRUSTEES OF THE CARLOS D. MARKHAM AND LUELLA S. MARKHAM REVOCABLE LIVING TRUST, UTA DATED FEBRUARY 22,2002, as Grantors, do hereby bargain, sell, transfer and convey unto SOUTHERN LAND ACQUISITIONS, INC., A NEVADA CORPORATION, hereinafter referred to as Grantee, its successors, and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4525 & 4529 BROOKE VALLEY DRIVE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

Carlos D. Markham Trustee

CARLOS D. MARKHAM, TRUSTEE OF THE CARLOS D. MARKHAM AND LUELLA S. MARKHAM REVOCABLE LIVING TRUST
Signature of Seller

Luella S. Markham

LUELLA S. MARKHAM, TRUSTEE OF THE CARLOS D. MARKHAM AND LUELLA S. MARKHAM REVOCABLE LIVING TRUST
Signature of Seller

**CORPORATE**
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, CARLOS D. MARKHAM AND LUELLA S. MARKHAM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged THEMSELVES to be TRUSTEES of **THE CARLOS D. MARKHAM AND LUELLA S. MARKHAM REVOCABLE LIVING TRUST,, U/T/A DATED FEBRUARY 22, 2002**, the within named bargainor, and that THEY as such **TRUSTEES executed the foregoing instrument for the purpose therein contained, by signing the name of THE CARLOS D. MARKHAM AND LUELLA S. MARKHAM REVOCABLE LIVING TRUST,, U/T/A DATED FEBRUARY 22, 2002 by THEMSELVES as TRUSTEES.**

Witness my hand, at office, in MADISON, TENNESSEE, this 30, day of **January, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

SOUTHERN LAND ACQUISITIONS, INC.

Property Address:

4525 & 4529 BROOKE VALLEY DRIVE, HERMITAGE, TN 37076
Person Responsible for Taxes:

Tinnon Medley
2433 Tinnin Rd
Goodlettsville TN 37072

**Map & Parcel #: MAP 87-13, PARCELS 48 & 49**

## AFFIDAVIT OF VALUE

**STATE OF** Tennessee :
**COUNTY OF** Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **160000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30 day of **January, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/200

DENISE C. ALLIS ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7755

# EXHIBIT 'A'

Being Lots No. 165 and 175 on the Plan of Valley Grove Subdivision, Section 2, of record in Plat Book 5200, Page 489, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to THE CARLOS D. MARKHAM AND LUELLA S. MARKHAM REVOCABLE LIVING TRUST, by Quitclaim Deeds CARLOS D. MARKHAM AND WIFE, LUELLA S. MARKHAM, of record in INSTRUMENT NUMBER 20020228-0025319 (LOT 165) AND INSTRUMENT NUMBER 20020228-0025317 (LOT 175), Register's Office for DAVIDSON County, Tennessee.

# EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 87-13, PARCELS 48 & 49)

2. All matters as set forth on the Plan of Valley Grove, Section 2, of record in Plat Book 5200, page 489, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.
3. Restrictive Covenants of record in Book 6011, Page 300, and Book 6096, Page 283, Register's Office for DAVIDSON County, Tennessee.