Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Landis Ventures, LLC 2047 24th Avenue South Nashville, Tennessee 37212	Same as New Owner	Map:102-07-0A Parcel:16.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 02/08/06 08:46 3 pgs
Fees:18.00 Taxes:112.85
20060208-0015411

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Christopher G. Kennon and wife Kay W. Kennon** (collectively the "Grantor") have bargained and sold, and hereby transfer and convey to **Landis Ventures, LLC** ("Grantee"), a Tennessee limited liability company, its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit "A" attached hereto (the "Property"):

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein in Exhibit "A" attached hereto.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 6680 Charlotte Pike Unit A-1, Nashville, TN 37209.

EXECUTED this 3rd day of February, 2006.

Christopher G Kennon

Christopher G. Kennon

Kay W Kennon

Kay W. Kennon

STATE OF TEXAS
COUNTY OF Williamson

Personally appeared before me, Christopher G. Kennon Notary Public, Christopher G. Kennon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of February, 2006.

Donna Melton Taylor
Notary Public

My Commission Expires:
Dec 6, 2008

DONNA MELTON TAYLOR
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-06-2008

STATE OF TEXAS
COUNTY OF Williamson

Personally appeared before me, Kay W. Kennon, Notary Public, Kay W. Kennon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of February, 2006.

Donna Melton Taylor
Notary Public

My Commission Expires:
Dec 6, 2008

DONNA MELTON TAYLOR
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-06-2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $30,500.00.

AFFIANT

KAY M. TENPENNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 31st day of January, 2006.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires SEPT. 20 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A-1 of West Meade Condominiums, created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, page 704, and amended in Book 6277, page 653, Book 7333, pages 415 and 418, Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of said units.

Being the same property conveyed to Christopher G. Kennon and wife, Kay W. Kennon by deed from Freeman Webb Developers, Inc., dated June 24, 1984 and of record in Book 6332, page 128, Register's Office for Davidson County, Tennessee.

ENCUMBRANCES

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.
2. This conveyance is subject to any and all existing easements and restrictions of Record.
3. This conveyance is subject to the plan of record in Book 5200, Page 430, Register's Office for Davidson County, Tennessee.
4. Subject to Master Deed and By-Laws of West Meade Condominiums contained in an instrument of record in Book 5923, page 704, amended in Book 6277, page 653 and Book 7333, pages 415 and 418, Register's Office for Davidson County, Tennessee.
5. Subject to Charter of West Meade Condominiums Association contained in an instrument of record in Book 5918, page 953, Register's Office for Davidson County, Tennessee and recorded with the Tennessee Secretary of State, and the By-Laws and Rules and Regulations of said corporation.
6. Subject to an easement for sanitary sewers and/or storm drainage and temporary construction conveyed by deed from Walter R. Capps and Reese L. Smith, Jr. to Metropolitan Government of Nashville and Davidson County, Tennessee, dated May 17, 1971, of record in Book 4520, page 836, said Register's Office. NOTE: As part of said easement, Grantors, their heirs, successors and assigns, reserve the privilege of free taps to said sewer where necessary to serve said property. (Said instrument affects the title holder's interest in and to the common elements.
7. Subject to an easement for water mains and appurtenances set forth in an instrument of record in Book 8808, page 872, Register's Office for Davidson County, Tennessee.
8. Subject to an encroachment easement from James A. Lewis and wife, Hilda M. Lewis to the West Meade Condominium Association dated April 30, 1985, of record in Book 6561, page 90, said Register's Office as to portion of the blacktop area located on the southwesterly boundary line encroaching upon the adjoining tract of land.
9. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and right-of-way for public utilities.