This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White, P.C.
315 Deaderick Street, Suite 1700
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 02/08/06 11:40 3 pgs
Fees:18.00 Taxes:2035.00
20060208-0015637

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.
C & S Properties, et al P. O. Box 41667 Nashville, TN 37204	P. O. Box 41667 Nashville, TN 37204	Map 91-12, Parcel 131 Map 91-12, Parcel 128 & 130 Map 91-12, Parcel 127 Map 91-12, Parcel 125 Map 91-12, Parcel 126

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C & S Properties, a Tennessee general partnership**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Thomas V. White and wife, Sandra M. White,** ("Grantees"), their heirs, representatives and assigns, a 90% tenancy in common interest in and to certain tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

Parcel One:
Land in Davidson County, Tennessee, being Lot Nos. 1 and 3, Block 98, West Nashville Plan Number 1, as of record in Plat Book 57, Page 74, 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 C & S Properties by deed of record in Instrument #20050616-0069031, Register's Office of Davidson County, Tennessee, Map 91-12, Parcel 131.

Parcel Two:
Tract I: Land in Davidson County, Tennessee, being the northerly 15 feet of Lot No. 9, Lot No. 11, Lot No. 13, and Lot No. 15, in Block 98, Plan No. 1, West Nashville, as of record in Plan Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, being Lots Nos. 5, 7 and the southerly ten feet of Lot No. 9 in Block 98, Plan No. 1, West Nashville, as of record in Plan Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 5, 7 and the southerly ten feet of Lot No. 9 front together 60 feet on the easterly side of 47th Avenue North and extend back eastwardly between parallel lines 160 feet to an alley.

Being the same property conveyed to C & S Properties by deed of record in Instrument #20050603-0063599, Register's Office of Davidson County, Tennessee, Map 91-12, Parcel 128 and 130.

Parcel Three:
Land in Davidson County, Tennessee, being Lot Nos. 17 and 19 of Block 98, as shown on the map entitled Plan No. 1, West Nashville, of record in Plat Book 57, Page(s) 74 and 75, 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 C & S Properties by deed of record in Instrument #20040204-0013525, Register's Office of Davidson County, Tennessee, Map 91-12, Parcel 127.

Parcel Four:
Land in Davidson County, Tennessee, being the westerly 120 feet of Lot Nos. 21, 23 and 25 of Block 98 on the Plan of Plan No. 1 of the Town of West Nashville, as shown on plat of record in Plat Book 57, Pages 74 and 75, in the Register's Office of Davidson County, Tennessee.

Said parts of Lots Nos. 21, 23 and 25 front together 75 feet on the easterly side of 47th Avenue North and extend back between parallel lines with the southerly margin of Georgia Avenue 120 feet to a dead line.

Being the same property conveyed to C & S Properties by deed of record in Book 11455, Page 954, Register's Office of Davidson County, Tennessee, Map 91-12, Parcel 125.

Parcel Five:
Being the easterly 40 feet of Lots Nos. 21, 23 and 25 of Block 98, Plan No. 1, West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for said County.

Said Part of Lots Nos. 21, 23 and 25 fronts 40 feet on the southerly side of Georgia Avenue and runs back between parallel lines, with the westerly margin of an alley, 75 feet to a dead line.

Being the same property conveyed to C & S Properties by deed of record in Book 10454, Page 611, Register's Office of Davidson County, Tennessee, Map 91-12, Parcel 126.

TO HAVE AND TO HOLD the interest conveyed herewith to said parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, representatives and assigns forever. It is the intention of the parties that title to said parcels shall hereafter be vested in the Grantees as tenants-in-common (90% interest) and the Grantor (10% interest).

And the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it. Said land is subject to matters of prior record.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of January 18, 2006.

C & S PROPERTIES, a Tennessee general partnership

By: _____
Its: Managing Partner

By: _____
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John W. Nelley, Jr. and Phillip E. Chamblee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Managing Partners, authorized to execute this instrument on behalf of **C & S Properties, a Tennessee general partnership**, the within named bargainor, and that they as such Managing Partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Managing Partner.

WITNESS my hand and official seal at office on this the 18 day of January, 2006.

_____
Notary Public

My Commission Expires: 9/22/07

TANYA R. BURNAM Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$550,000.00**.

_____
Affiant

Subscribed and sworn to before me this 18 day of January, 2006.

_____
Notary Public

Commission Expires: 9/22/07

TANYA R. BURNAM Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires September 22, 2007