WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
HNK, LLC	NEW OWNER	Map 164
7630 Red River Rd.		Group
West Palm Beach, FL 33411		Parcel 148

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Earl Darnell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
HNK, LLC
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING parts of Lots Nos. 2 and 3 on the Map of Cimmarron Subdivision, being a re-subdivision of Isaac Whitworth's property shown on a copy of a survey thereof made March 3, 1947, by E.R. Southgate, Surveyor as follows:

Beginning at a point in the center line of Murfreesboro Road, 206.6 feet east of the intersection of the center line of Old Hickory Boulevard being the southeast corner of the property conveyed to Posie L. Golden by deed of record in Book 1681, Page 258, said Register's Office; thence along Golden's East line, north 37 deg. 45 min. east 209.4 feet; thence easterly parallel to the center line of Murfreesboro Road, 80 feet to a point; thence south 37 deg. 45 min. west 209 feet 4 inches to the center line of Murfreesboro Road; thence with the center line of the same westerly 80 feet to the beginning.

Being the same property conveyed to Earl Darnell, unmarried, by deed from Ronald M. Blakely, Jr. and wife, Mickey L. Blakely, of record in Instrument 20020228-0025586, Register's Office for said County.

This conveyance is subject to: (1) 2006 taxes which have been prorated and assumed by the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3908 Murfreesboro Pike, Antioch, TN 37013

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 13th day of February, 2006.

Earl Darnell

Davidson County DEEDWARR
Recvd: 02/15/06 11:03 2 pgs
Fees:13.00 Taxes:277.50

20060215-0018214

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl Darnell, 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 official seal at Nashville, Tennessee, this 13th day of February, 2006.

My Commission Expires: 01/24/09

Notary Public

