03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/15/06 15:33 2 pgs
Fees:13.00 Taxes:545.75
20060215-0018585

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $147,500.00

Deborah Mann
Affiant

Subscribed and sworn to before me, this 7th day of February, 2006.

Diane K. Mann
Notary Public
My commission expires: 02/22/09

03-0601-33308

Address of New Owner:	Send Tax Bills to:	Tax Information
Victory Investment Properties, LLC 1203 Ashwood Ave. Nashville, TN 37212	New Owner	105-13-0-164.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Patsy A. Williams, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Victory Investment Properties, LLC, hereinafter called the Grantee, its successors 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. 7 on the Map of the McAlister Property as of record in Book 421, Page 10, Register's Office for said County, and described according to a survey of Barge, Waggoner & Sumner, Engineers, dated January 5, 1971, as follows:

Beginning at an iron pin in the northerly margin of Lawrence Avenue, 145.4 feet west of 10th Avenue south; thence with the margin of Lawrence Avenue, North 84 degrees 57 minutes west, 50 feet to an iron pin; thence North 2 degrees, 38 minutes east 150 feet to an iron pin in the southerly margin of an alley; thence with the same, South 84 degrees 57 minutes east 50 feet to an iron pin; thence South 2 degrees 38 minutes west, 150 feet to the point of beginning.

Being the same property conveyed to Patsy A. Williams by deed from Betty D. Kilcrease and Cally M. Calloway, dated 10-04-85 of record in Book 6676, Page 622, 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.

This property is improved property known as 1006 Lawrence Avenue, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 7th day of February, 2006.

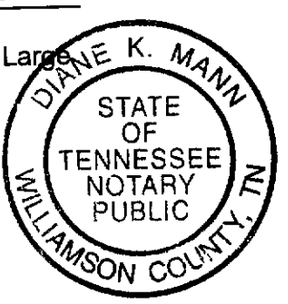
Patsy A. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Patsy A. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of February, 2006.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/22/09