(2) Southland

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Nashville Property Managers LLP	New Owner	Map 132-1
6712 Autumnwood Drive		Parcel 30.00 & 31.00
Nashville, TN 37943		26b 12294

This instrument prepared by : Robert J. Notestine III, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Scott Morgan and James M. Halloran** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Nashville Property Managers LLP, a Tennessee limited partnership** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I
Land in Davidson County, Tennessee, being Lot No. 195 on the plan of Rolling Meadows, of record in Book 1424, pages 98-99, said Register's Office.

Said Lot No. 195 fronts 134.3 feet on the westerly margin of Lealand Lane and extends back 486.0 feet on the northerly line and 496.0 feet on the southerly line to a broken line in the rear, measuring 187.6 feet thereon.

Being the same property conveyed to James M. Halloran, married and Scott Morgan, married by Quitclaim Deed from Horton G. Gangwer, unmarried, of record in Instrument Number 20050419-0043507, said Register's Office for Davidson County, Tennessee.

Tract II
Land in Davidson County, Tennessee, being Lot No. 194 on the plan of Rolling Meadows, of record in Book 1424, pages 98-99, said Register's Office, to which plat reference is hereby made fro a more complete and accurate legal description.

Being the same property conveyed to Scott Morgan and James Michael Halloran, by deed from C. G. Equities, LLC, of record in Instrument No. 20040309-0026605, Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of Michael J. Dioguardi and never has been and is investment property owned by Michael J. Dioguardi.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Plan of record in Book 1424, pages 98-99, said Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 1141, page 378, said Register's Office.

This is improved property commonly known as 4109 & 4115 Lealand Lane, Nashville, TN 37204.

Davidson County DEEDWARR
Recvd: 02/17/06 11:33 3 pgs
Fees:17.00 Taxes:0.00

20060217-0019369

[STATE OF TENNESSEE]
[COUNTY OF ~~DAVIDSON~~ Williamson]

The actual consideration or value, whichever is greater for this transfer is $1,125,000.00.

Affiant

Subscribed and sworn to before me this 28th day of December, 2005.

Notary Public

My Commission Expires: 1/24/2009

KELLY A. GADKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of December, 2005.

James M. Halloran

Scott Morgan
By: James M. Halloran, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared James M. Halloran with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of December, 2005.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: September 19, 2009

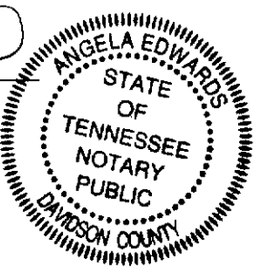
ROBERT JOHN NOTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, James M. Halloran, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the attorney-in-fact for Scott Morgan, the within named bargainor, and he as such attorney-in-fact, being authorized to do so, executed the foregoing Instrument for the purposes therein contained, by signing the name of James M. Halloran by himself as attorney-in-fact.

Witness my hand, at office, this 28th day of December, 2005.

Angela Edwards
Notary Public



My commission expires: 11-14-09

BK/PG:3798/889-891

06001580

DEED	
01/10/2006	12:10 PM
BATCH	63523
MTG TAX	0.00
TRN TAX	4162.50
REC FEE	15.00
DP FEE	2.00
REG FEE	1.00
TOTAL	4180.50

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS