Davidson County DEEDWARR
Recvd: 02/28/06 15:48 2 pgs
Fees:13.00 Taxes:1628.00
20060228-0023200

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
FTM Associates, LLC	SAME	Map 130, Group 11
736 Georgia Avenue Suite 606		Parcel 109
Chattanooga, TN 37402		

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, 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, **Stan McMinn, married,** (The "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **FTM Associates, LLC, A Tennessee Limited Liability Company**, (The "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12, Block S on the Plan of Tyne Meade Section IV, of record in Plat Book 1424, page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Stan McMinn, by Deed from Marla Williams, unmarried, of record in Instrument Number 20051115-0137659, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter, not yet due and payable.

2. The Plan of record in Plat Book 1424, page 25, Register's Office for Davidson, Tennessee, shows an Owner's Certificate, certain notes, easements and setback lines.

This is improved property commonly known as 4507 Beacon Drive, Nashville, TN 37215.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me this 27th day of FEBRUARY, 2006.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Notary Public

My Commission Expires:_____

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, his heirs and assigns, forever.

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

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27TH day of February, 2006.

Stan McMinn

STAN MCMINN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared STAN MCMINN, 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 27TH day of FEBRUARY, 2006.

Joseph V. Ferrelli

Notary Public

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires: _____