BOULT
EE

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
LB Development, LLC 707 Monroe Street Nashville, Tennessee 37208 Attn: Bill Lawrence	Parcel ID 08209015100	NEW OWNER
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBN) 1600 Division Street, Suite 700, Nashville, TN 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, BRETT MASSEY, an unmarried individual resident of the State of Tennessee (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to LB DEVELOPMENT, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject only to the real estate taxes for 2006 which have been prorated between the parties.

This is unimproved property, more commonly known as 96 Taylor Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 03/01/06 15:57 3 pg:
Fees:18.00 Taxes:503.20

20060301-0023926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $136,000.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 2006.

Loretta B. Lane
Notary Public
My Commission Expires: 11-14-09

LORETTA B. LANE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1st day of March, 2006.

GRANTOR:

Brett Massey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Loretta B. Lane, the undersigned, a Notary Public in and for said County and State, the within named BRETT MASSEY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand seal at office this 1st day of March, 2006.

Loretta B. Lane
Notary Public

My Commission Expires: 11-14-09

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Lots Nos. 122, 123, 124 and 125 on the Plan of Subdivision of the McGavock City Park Lots, as of record in Book 57, page 101, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 122, 123, 124 and 125 front together 200 feet on the easterly side of First Avenue North, formerly Front Street, and run back between parallel lines, with the northerly margin of Taylor Street, 174.8 feet to an alley.

Being part of the same property conveyed to Brett Massey by Special Warranty Deed from Third National Bank in Nashville, Trustee, Trustee Under the Will of Dorothy Massey Davis, of record in Book 8705, page 364, Register's Office for Davidson County, Tennessee.