File Box 243

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
A Place in the Sun, Inc.
5543 Edmondson Pike, Ste.68
Nashville, TN 37211

SEND TAX BILL:
NEW OWNER

Davidson County DEEDWARR
Recvd: 03/09/06 15:48 3 pgs
Fees:18.00 Taxes:264.55
20060309-0027815

MAP AND PARCEL:

MAP	***92***
GROUP	***05-0***
PARCEL	***119.00***

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 71,500.00.

AFFIANT

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

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 11/24/07

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Tenn Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, Peggy D. Mathes, Administrator of the **Estate of Virginia S. Nyabongo.** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 05P-1620, has this day bargained and sold, and do hereby transfer and conveys unto **A Place in the Sun, Inc., a Tennessee corporation**, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known as 936 34th Avenue North, Nashville, TN 37209.

This is the same legal description as in previous instruments of record.

And now **Peggy D. Mathes, Administrator of the Estate of Virginia S. Nyabongo**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all interest unto the said A Place in the Sun, Inc., their successors and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of March, 2006.

Estate of Virginia S. Nyabongo

By: Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the **Administrator of the Estate of Virginia S. Nyabongo,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 05P-1620. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 7th day of March, 2006.

A. B. Waddell

NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 11/24/07

E X H I B I T " A "

Land in Davidson County, Tennessee, being the southerly 56 1/2 feet of the northerly 306 1/2 feet of the westerly 1/2 of Block 42, on the plan ofMid-Way, as of record in Book 421, page 11, Register's Office for Davidson County, Tennessee.

Said part of said Block fronts 56.5 feet on the easterly marginof 34th Avenue North (formerly Linden Street) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Virginia Simmons Nyabongo, unmarried, by deed from James E. Harvey and wife, Joanne Harvey of record in Book 3994, Page 559, Register's Office, Davidson County, Tennessee. Virginia Simmon Nyabongo having since died on March 26, 2005, the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 05P-1620, ordered Peggy D. Mathes as Administrator of the Estate of Virginia S. Nyabongo to sell the above described property.

This is the same description as in previous deed of record.

Taxes for 2006 have been pro-rated and assumed by Grantee(s). All matters as set out on the plan of record, any restrictions and/or easements. Subject to the rights and claims of parties in possession; to any and all easements and restrictions.