03

Realty Title
48-A

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 6th day of March, 2006.

Notary Public
My commission expires: 02/22/09

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

Davidson County DEEDWARR
Recvd: 03/14/06 12:40 2 pgs
Fees:13.00 Taxes:740.00
20060314-0029250

03-0602-33427

Address of New Owner:	Send Tax Bills to:	Tax Information
Victor Hope Capital, LLC 302 S. Royal Oaks Blvd. Franklin, TN 37064	NEW OWNER	105-09-0-444.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Davis and wife, Beulah Davis, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Victor Hope Capital, LLC, a Tennessee Limited Liability Company, 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 the easterly 3 feet of Lot No. 20 and the westerly 47 feet of Lot No. 21 on the Map of W. S. Griddle's Subdivision of Lot No. 1 on the W. L. B. Lawrence property, of record in Book 57, Page 84, Register's Office for said County, as follows:

Said parts of said lots front together 50 feet on the southerly side of Bate Avenue, formerly Cleveland Avenue, and extend back between parallel lines 145 feet to an alley.

Being the same property conveyed to James Davis and wife, Beulah Davis by deed from Lewis D. Phillips and Mary Tom Barber, dated 9-25-91, of record in Book 8449, Page 708, 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 1105 Bate 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, her heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do 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 successors 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 6th day of March, 2006.

James Davis by Lisa Davis, Atty in Fact

James Davis
By: Lisa Davis, Atty in Fact

Beulah Davis by Lisa Davis, Atty in Fact

Beulah Davis
By: Lisa Davis, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for James Davis and Beulah Davis, and that she is authorized by James Davis and Beulah Davis to execute this instrument on their behalf.

Witness my hand in Nashville, TN, this 6th day of March, 2006.

Diane K. Mann
State of Tennessee at Large

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

My Commission expires 02/22/09