BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/06 08:43 2 pgs
Fees:13.00 Taxes:925.00

20060315-0029569

State of Tennessee)
County of Davidson)

G#19567-2

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2006.

Notary Public

My commission expires: 5/22/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
RYAN P. LASSAN and L, LLC	**"NEW OWNERS"**	**Map 118-01-0, Parcel 078.00**
1209 Paris Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JONATHAN BANDY PENNINGTON and JULIA K. PENNINGTON, Successor Co-Trustees of the 1975 Jefferson C. Pennington, Jr., Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN P. LASSAN, an unmarried man, as to a 50% undivided interest, and L, LLC, a Tennessee limited liability company, as to a 50% undivided interest, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 73 on the Plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Joyce C. Rybolt, Trustee, 1975 Jefferson C. Pennington, Jr., Trust, by Warranty Deed dated December 15, 1986, from Reginald L. Hendrix, unmarried, of record in Book 7073, Page 541, Register's Office for Davidson County, Tennessee. And further conveyed to Jonathan Bandy Pennington and Julia K. Pennington, Successor Co-Trustees of the 1975 Jefferson C. Pennington, Jr., Trust, by Quitclaim Deed dated February 25, 2000, from Joyce C. Rybolt, Trustee for the 1975 Jefferson C. Pennington, Jr. Trust, of record in Instrument No. 200002280019050, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **1209 Paris Avenue, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hand(s) this **13th** day of **March, 2006.**

JONATHAN BANDY PENNINGTON, Successor Co-Trustee of the 1975 Jefferson C. Pennington, Jr. Trust

Witness my hand this 13th day of March, 2006

JULIA K. PENNINGTON, Successor Co-Trustee
of the 1975 Jefferson C. Pennington, Jr., Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JONATHAN BANDY PENNINGTON, Successor Co-Trustee of the 1975 Jefferson C. Pennington, Jr., Trust,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **March, 2006.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JULIA K. PENNINGTON, Successor Co-Trustee of the 1975 Jefferson C. Pennington, Jr., Trust,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at W. Hollywood, California, this **13th** day of **March, 2006.**

Notary Public

My Commission Expires: 6/7/2007

R. SADIGHIM
Commission # 1422750
Notary Public - California
Los Angeles County
My Comm. Expires Jun 7, 2007