This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006030050

Davidson County DEEDWARR
Recvd: 04/05/06 10:39 2 pgs
Fees:13.00 Taxes:229.40
20060405-0038908

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $62,000.00

Sworn to and subscribed before me this 3rd day of April, 2006.

John Hood
~~Affiant~~

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 16, 2007

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kelly Tipler 300 Myrtle Street Nashville, TN 37206	Kelly Tipler/John Hood 1305 Tremont Ave Nashville TN 37212	82-12-154.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **P.G.F. Investments Corp. , a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly Tipler and John Hood, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 161, on the Plan of Neill S. Brown's Addition to East Nashville, as shown by plat appearing of record in Book 57, Page 50, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to P.G.F. Investments, a Tennessee General Partnership by Warranty Deed from Albert Gilbert Jones, married dated April 14, 2004 of record in Instrument

No. 20040420-0044838, as corrected by Affidavit of Scrivener's Error dated September 7, 2005 to correct the grantee to P.G.F. Investments Corp., a Tennessee Corporation of record in Instrument No. 20050908-0107915, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **300 Myrtle Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of April, 2006

P.G.F. Investments Corp., a Tennessee Corporation

By: Carl Boone

Carl G. Boone, Secretary/Treasurer

STATE OF Tennessee

COUNTY OF Williamson

CARL G. Boone

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared ~~P.G.F. Investments Corp.,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary/Treasurer of PGF Investments, Corp., the within named bargainor, a corporation, and that he as such Secretary/Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as the Secretary/Treasurer.

Witness my hand, at office, on this 3rd day of April, 2006.

Notary Public

My Commission Expires: _____

(SEAL)

