Prepared by and Return to:
Esquire Title & Escrow, Inc.
I. Dyke Tatum
30 Burton Hills Blvd., Ste 200
Nashville, Tennessee 37215

New Owner - Send Tax Bills:
Ameena Lessner
4390 Pecan Valley Road
Nashville, Tennessee 37218
MAP/PARCEL 56-59

Davidson County DEEDWARR
Recvd: 04/06/06 09:31 1 pgs
Fees:13.00 Taxes:647.50

20060406-0039460

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good valuable consideration, the receipt of which is hereby acknowledged by the Grantor, **IB Property Holdings, LLC**, organized under and existing pursuant to the laws of the United States, does hereby bargain, sell, transfer and convey unto **Ameena Lessner**, THEIR successors and or assigns, the following certain tract or parcel of land in **Davidson** County, Tennessee, described as:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 8 AND PART OF TRACT NO. 7 OF THE W. LOUIS SIMPKINS PROPERTY AS DESCRIBED BY SURVEY OF LARRY BORUM, TENNESSEE NO. 1195, DATED JUNE 9, 1988, AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF PECAN VALLEY ROAD, AT AN IRON PIN BEING THE ORIGINAL NORTHEAST CORNER OF TURNE PROPERTY AS RECORDED IN BOOK 7302, PAGE 123, SAID R.O., AND THE NORTHWEST CORNER OF TRACT NO. 7; THENCE S 28 DEG. 23' 16" E 190.91FEET; THENCE S 13 DEG. 02' 31" E 555.53 FEET; THENCE S 64 DEG. 37' 41" W 306.69 FEET; THENCE N 83 DEG. 00' 32" W 8.3 FEET; THENCE N 18 DEG. 06' 52" W 204.97 FEET; THENCE N 33 DEG. 48' 01" W 319.40 FEET; THENCE N 32 DEG. 02' 23" E 210.90 FEET; THENCE N 31 DEG. 57' 31" W 52.03 FEET TO THE SOUTHERLY MARGIN OF PECAN VALLEY ROAD; THENCE WITH SAID ROAD, N 56 DEG. 43' 52" E 147.52 FEET; THENCE N 49 DEG. 38' 56" E 125.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO IB PROPERTY HOLDINGS, LLC BY SUBSTITUTE TRUSTEE'S DEED FROM I. DYKE TATUM, SUBSTITUTE TRUSTEE, OF RECORD IN INSTRUMENT NO. 20051014-0123938, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said **Ameena Lessner**, forever. SAID Grantor warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

WITNESS the execution hereby by IB Property Holdings, LLC, by Kathleen M. Sovic, its First Vice President and by Rebecca Bakker its Assistant Secretary this 28th day of March, 2006.

Rebecca J. Bakker
By: Assistant Secretary

IB Property Holdings, LLC
By: **Kathleen M. Sovic**
First Vice President

STATE OF (Florida
COUNTY OF (Miami-Dade

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kathleen M. Sovic and Rebecca Bakker with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their several oaths acknowledged themselves to be the First Vice President and Assistant Secretary, respectively, of **IB Property Holdings, LLC**, the within named bargainor, and that they as such officer and agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporation.

Witness my hand and official seal at office at Coral Gables, Fl this 30 day of March, 2006.

Notary Public

My Commission Expires: _____

MATTHEW T. COBURN
MY COMMISSION # DD 523429
EXPIRES: February 28, 2010
Bonded Thru Notary Public Underwriters

STATE OF (Florida
COUNTY OF (Miami-Dade

The actual consideration or value, whichever is greater for this transfer is $175,000.00

Affiant
Kathleen M. Sovic
First Vice President

Subscribed and sworn to before me, this 30th day of March, 2006.

Notary Public

My Commission Expires: _____

MATTHEW T. COBURN
MY COMMISSION # DD 523429
EXPIRES: February 28, 2010
Bonded Thru Notary Public Underwriters

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

03/30/2006 11:20AM