THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25134-02-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2006. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: MTC Construction, LLC ~~1707 Grayboar Lane~~ 1101 HYWOOD BLVD. Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.116.07-0 Parcel No. 083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Morford Whitson, III, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MTC Construction, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 305 Walnut Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of March, 2006.

Joseph Morford Whitson III by Sue S Whitson

Joseph Morford Whitson, III, BY: Sue S. Whitson, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto as Instrument No. 20060406-0039930

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sue S. Whitson,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Joseph Morford Whitson, III** and is authorized by the said **Joseph Morford Whitson, III** to execute this instrument on THEIR behalf. Joseph Morford Whitson, III and Joseph M. Whitson are one and the same person.

Witness my hand, at Office, this 30th day of March, 2006.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires JULY 19, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 04/06/06 14:54 2 pgs
Fees:13.00 Taxes:2497.50

20060406-0039931

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Walnut Grove Subdivision, as of record in Plat Book 974, page 2, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Morford Whitson, III and wife, Arline Manning Whitson by warranty Deed dated August 29, 1986 from Edith K. Nordholt, unmarried of record in Book 6968, page 729, Register's Office for Davidson County, Tennessee. By quitclaim deed of record in Book 7683, page 55, said Register's Office, Arline Manning Whitson conveyed her interest in subject property to Joseph Morford Whitson, III.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 974, page 2, Register's Office for Davidson County, Tennessee.
3. Easement Agreement recorded in Book 8176, page 162, Register's Office for Davidson County, Tennessee.