Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Box 19-A

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/07/06 15:22 2 pgs
Fees:13.00 Taxes:684.50
20060407-0040736

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2006.

Notary Public
My commission expires: 02/24/08

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 WILSON COUNTY

06-0602-72154

Address of New Owner:	Send Tax Bills to:	Tax Information
James B. Creason Jeremy Gearheart 1817, 1819, 1821 6th Avenue North Nashville TN 37208	New Owner Same	081-08-0-227.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kevin Hemphill, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James B. Creason and Jeremy Gearheart, as tenants in common, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT I:
Being parts of Lots Nos. 446 and 444 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office of Davidson County. Said parts of said Lot Nos. 446& 444 begin on the westerly margin of Sixth Avenue North, formerly High Street, 25 feet north of the northwest corner of said Sixth Avenue and an alley; thence with the westerly margin of said avenue northwardly 37-1/2 feet; thence westwardly in a straight line 127-1/2 feet, more or less, to a point on the easterly margin of an alley; thence with the easterly margin of said alley southerly 26 feet, more or less, to a point 25 feet north of the first mentioned alley; thence easterly and parallel with said alley 137 feet, more or less, to the beginning.

Being the same property conveyed to Donald Arkovitz, Trustee and then on to Gladys Summers by Quitclaim deed from Norman Ernest Jackson, dated 7-28-86, of record in Book 6951, Page 434, Register's Office for Davidson County, Tennessee.

TRACT II:
Being the north 35 feet of Lot No. 444 on the Plan of North Nashville Real Estate Company's Plan, as of record in Book 21, Page 105, Register's Office for said County.

Said part of said lot fronts 35 feet on the north side of 6th Avenue, North, and extends back 117 feet 3 inches on the north line and 130 feet more or less on the south line, to an alley in the rear and measures 35 feet more or less thereon.

Being the same property conveyed to Donald Arkovitz, Trustee and then on to Gladys Summers by Quitclaim deed from Carrie Green (Deceased) and Norman Ernest Jackson (husband and sole surviving heir), dated 7-28-86, of record in Book 6951, Page 432, Register's Office for Davidson County, Tennessee.

TRACT III:
Being Lot No. 442 on the Plan of Lots known as North Nashville Real Estate Plan of Lots, a plan which is of record in Book 21, Page 105 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 442 fronts 52 feet and 1/2 inch on the westerly side of Sixth Avenue North (formerly High Street) and runs back 102 feet and 10 inches on the north line and 117 feet and 3 inches on the South line to an alley, fronting fifty feet on said alley.

Being the same property vested in STB Associate by Final Decree confirming sale from The Clerk and Master, dated 11-01-91, of record in Book 8671, Page 901, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kevin Hemphill by deed from Thomas B. Spell dba STB Associate, dated 10-13-05, of record in Instrument No. 20051026-0129052, 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 1817, 1819, 1821 6th Avenue North, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees 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 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 hand this 31th day of March, 2006.

Kevin Hemphill

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin Hemphill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31th day of March, 2006.

Kathleen Tomlinson

NOTARY PUBLIC
WILSON CO.
KATHLEEN TOMLINSON

My Commission expires 02/24/08