Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $54,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March 2006.

Notary Public
My commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 04/12/06 08:26 2 pgs
Fees:13.00 Taxes:199.80
20060412-0041845

Address of New Owner:	Send Tax Bills to:	Tax Information
A&G Properties, LLC 3541 Crestridge Drive Nashville, TN 37204	New Owner	147030B016.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Kimberly Danielle Day hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to A&G Properties, LLC, hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. F-1, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Southern Hill Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Kimberly Danielle Day in Instrument 20050510-0052867 recorded 5/10/2005, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A.C. Minchey and wife, B.K. Minchey in Instrument 20041216-0149813 recorded 12/16/2004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 147030B016.00; (2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.; (3) By-Laws of Southern Hills Condominiums Exhibit "B" of record in Book 6954, page 502 and amended in Book 7044, page 209; (4) All matters shown on Plat as Exhibit "A-1" of record in Book 6954, page 502 and amended in Book 7044, page 209; (5) The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions,

reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Southern Hills Condominium, and recorded in Book 6954, page 502 as amended in Book 7044, page 209; (6) Charter of Southern Hill Condominium Homeowner's Association of record in Book 6576, page 69, all of Record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 370 Wallace Road, Unit F1, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29th day of March 2006.

Kimberly Danielle Day
Kimberly Danielle Day

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Danielle Day the bargainor(s), 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 Franklin, Tennessee, this 29th day of March 2006.

Notary Public

My Commission expires: 6-27-09

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: TN2006030140