Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 47086
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/17/06 14:47 2 pgs
Fees:13.00 Taxes:269.18
20060417-0043474

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Minna Gioia Jan Pass P.O. Box 159136 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 08112037800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$72,750.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert P. Ziegler and T.H. Bishop, Co-Executors of The Estate of Herman Lowenstein,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Minna Gioia and Jan Pass** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of McGavock's Town North Nashville of record in Book 21, page 23 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Herman O. Lowenstein by deed from Innovative Southern Builders, LLC of record in Doc. No. 20050629-0074595, said Register's Office. The said Herman O. Lowenstein has since died. The Last will and Testament of Herman O. Lowenstein of record in Instrument No. 6167/2136230 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Robert P. Ziegler and T.H. Bishop, as Co-Executors, with full power to convey subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 21 Page 23, said Register's Office.

This is improved property, known as: 1411 10th Avenue North, Nashville, Tennessee 37219

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of April, 2006.

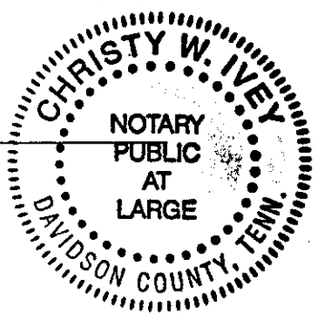
Robert P. Ziegler, Co-Executor of The Estate of Herman Lowenstein

T.H. Bishop, Co-Executor of The Estate of Herman Lowenstein

State of TENNESSEE

County of DAVIDSON

On this 14th day of April, 2006 , before me the undersigned authority, personally appeared Robert P. Ziegler and T.H. Bishop, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

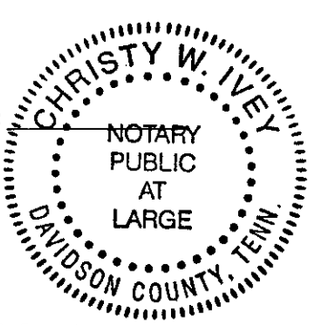
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $72,750.00

Affiant

Sworn and subscribed before me this the 14th day of April, 2006

My Commission Expires: 

My Commission Expires JULY 21, 2007

Notary Public