Box 8

File No. 260302128

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/06 13:47 2 pgs
Fees:13.00 Taxes:1794.50

20060419-0044880

STATE OF TENNESSEE)
COUNTY OF _____)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2006

Notary Public

MY COMMISSION EXPIRES: 3/20/10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. DEBORAH H. BERRIE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Young Lee	New Owner	145-03-59.00
(NAME)	(NAME)	
1131 Overton Lea Road	same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Vossland Development, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janet Yong Lee, married**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Williamson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Lealand Manor 7th Addition, as of record in Book 2083, Page 24, Register's Office for said County; said Plan reference is made for a more complete description.

BEING the same property conveyed to VOSSLAND DEVELOPMENT, LLC, by Warranty Deed from MINYARD DEE INGRAM, unmarried, of record as Instrument No. 20030616-0082424, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record (6) Taxes for the year 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2083, Page 24, said Register's Office, which Plan shows a 150 foot minimum building setback line from Granny White Pike and a 10 foot easement for public utility purposes along the rear of said lot; Easement for sanitary sewer and for storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 6342, Page 380, said Register's Office.

unimproved

This is improved **X** property, known as 5008 Granny White Pike, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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 our hands this 15th day of April, 2006.

Vossland Development, LLC, a Tennessee limited liability company

John Robinson, member

Richie Simmons, member

Mark Keuning, member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **JOHN ROBINSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself/herself to be a member of **VOSSLAND DEVELOPMENT, LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she as such a member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as a member.

Witness my hand this 14 day of April, 2006.

Notary Public

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/27/09

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **RICHIE SIMMONS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself/herself to be a member of **VOSSLAND DEVELOPMENT, LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she as such a member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as a member.

Witness my hand this 14 day of April, 2006.

Notary Public

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/27/09

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **MATT KEUNING**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself/herself to be a member of **VOSSLAND DEVELOPMENT, LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she as such a member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as a member.

Witness my hand this 14 day of April, 2006.

Notary Public

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/27/09

File Number: 260302128

RETURN TO:
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124 1st Ave., S., Suite 102
Franklin, TN 37064