PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 04/27/06 08:47 3 pgs
Fees:18.00 Taxes:115.63

20060427-0048048

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of April, 2006, by and between JUANITA WINFREY A/K/A JUANITA GREGORY WINFREY, UNMARRIED, hereinafter called Grantor, and LUSAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JUANITA WINFREY A/K/A JUANITA GREGORY WINFREY, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto LUSAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1409 NORTH 14TH STREET, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

Juanita Winfrey by her Attorney in fact
JUANITA WINFREY A/K/A JUANITA GREGORY WINFREY
Signature of Seller

Frank Bass
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18 day of **April, 2006** before me personally appeared FRANK BASS, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JUANITA WINFREY, A/K/A JUANITA GREGORY WINFREY, and acknowledged that he executed the same as the free act and deed of said JUANITA WINFREY, PURSUANT TO DURABLE GENERAL POWER OF ATTORNEY, OF RECORD IN INSTRUMENT NUMBER 20060427.0048047, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Witness my hand, at Madison, Tennessee, this 18 day of **April, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

LUSAN PROPERTIES, LLC

7051 Highway 70 S, #281
Nashville, TN 37221

Property Address:

1409 NORTH 14TH STREET, NASHVILLE, TENNESSEE 37206
Person Responsible for Taxes: Same
126 Plantation Ct.
Nashville, TN 37221

Map & Parcel #: MAP 72-14, PARCEL 286.09

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **31250** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 18 day of **April, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7801

EXHIBIT 'A'

Being Lot No. 4 on the Map of Looney's Subdivision of Lot No. 38 and the west part of Lot No. 39 in H.M. Doak's Subdivision, as of record in Book 843, page 10, Register's Office for said County.

Said Lot No. 4 fronts 45 feet on the easterly side of North 14th Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Bertie Gregory and Juanita Gregory Winfrey, as Tenants in Common, by Quitclaim Deed from Bertie Gregory and Noel E. Gregory, of record in Book 4379, Page 835, Register's Office for DAVIDSON County, Tennessee. The said Bertie Gregory having since died on November 5, 1981, intestate and unmarried, and her 1/2 undivided interest in and to said property vested by operation of law in her only two heirs, her daughter, Juanita Gregory Winfrey and her son, Arnold C. Gregory. Arnold C. Gregory having since died on December 5, 1996, testate and married, and by his Last Will and Testament filed in the Davidson County Probate Court, Docket Number 97P-1363, Will Instrument Number 215-451, his 1/4 undivided interest in and to said property vested in his wife, Ruth Gregory. The said Ruth Gregory conveyed her 1/4 undivided interest in and to said property by Quitclaim Deed to Juanita Gregory Winfrey, filed for record in Instrument Number 20060427-0049046, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 72-14, PARCEL 286.09).
2. All matters as set forth on the Plan of Looney's Subdivision of Lot No. 38 and west 50 feet of Lot No. 39 in H.M. Doak's Subdivision of record in Plat Book 843, page 10, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.