File Box 30

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $445,000.00.

Davidson County DEEDWARR
Recvd: 04/28/06 15:39 2 pgs
Fees:13.00 Taxes:1646.50
20060428-0049153

Subsribed and sworn before me this the 28th day of April, 2006.

JOHN A. BELL, JR
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2009

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600219
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Jeffrey T. Dobyns
2206 Belmont Blvd.
Nashville, TN 37212

Send tax bills to:
Nashville Bank & Trust
4525 Harding Road, S-300
Nashville, TN 37215

Map 104-16 Parcel 355

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Michael Means and wife, Margaret R. Means

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Jeffrey T. Dobyns , unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 125 and the southerly part of Lot No. 126 on the Plan of Belmont Land Co.'s Plan showing Sub of 10 acres and Re-sub of Lots 1-6 and 20-25 Ashwood Avenue East a/k/a "Belmont Heights" as shown on plat of record in Plat Book 421, page 34 in the Register's Office of Davidson County, Tennessee, described together as follows:

Beginning on the easterly margin of Belmont Boulevard at a point 244 feet north of the northerly margin of Linden Avenue, being the northwest corner of the property conveyed to Sydney Ray White, et ux, by Deed of record in Book 571, page 309, said Register's Office; thence with said White's northerly line, eastwardly 186 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 55.5 feet, more or less, to the southeast corner of the property conveyed to E. H. Goodman's southerly line westwardly 186 feet, more or less, to the easterly margin of Belmont Boulevard southwardly 55.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Michael Means et ux, Margaret R. Means by Warranty Deed of record in Book 8783, page 563, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 2206 Belmont Blvd., Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEES, their successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 28th day of April, 2006.

Michael Means

Margaret R. Means

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 Michael Means and wife, Margaret R. Means, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 04/28/06.

My commission expires:

JOHN A. BELL, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 29, 2006

Notary Public