THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

RETURN TO:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027
615-370-5154

Davidson County DEEDWARR
Recvd: 05/02/06 08:43 2 pgs
Fees:13.00 Taxes:264.18
20060502-0050109

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
LaTonya D. Zellars 1008 Dew Street Nashville, TN 37205	NEW OWNER	094-01-0-128.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $71,400.00.

LaTonya D Zellars
Affiant

Subscribed and sworn to before me this 24th day of April, 2006

Notary Public
My Commission Expires: 11/22/08

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ultimate Properties, LLC** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **LaTonya D. Zellars, unmarried**(herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee, being Lot No. 56, on the map of subdivision of Lot No. 3, on the plan on N.H. Hobsons Subdivision, as of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Ultimate Properties, LLC, by Warranty Deed dated December 2, 2005, from Dixie Lee McClellan and spouse, Joel Richard McDuffee of record in Instrument Number 20060202-0012864, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dixie Lee McClellan from Michael C. Eades and wife, Susan S. Eades, by Warranty Deed dated August 27, 1996, of record in Book 10172, Page 755, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year 2006 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. All matters as set forth per Plat of record in Book 421, Page 78, Register's Office for Davidson County, Tennessee.

THIS IS **improved** PROPERTY KNOWN AS 1008 Dew Street, Nashville, TN 37205

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and

assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 24th day of April, 2006

Ultimate Properties, LLC

BY: _____
Greg Self, CEO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared , Greg Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the CEO of Ultimate Properties, LLC the within named bargainor, and that as such CEO being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor by himself/herself as CEO

Witness my hand and seal, at office in Tennessee, this the 24th day of April, 2006

_____
NOTARY PUBLIC

My Commission Expires: 11/22/08

DARRIS BILLINGSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.