WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 10/10/09

DONALD R. [illegible] JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 05/05/06 14:19 2 pgs
Fees:13.00 Taxes:2608.50

20060505-0052693

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban Concepts, LLC	Owner	104-2
(NAME)	(NAME)	(MAP)
4320 Kenilwood Drive		108
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Mary Frances Ray , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Urban Concepts, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING the easterly part of Lot No. 45 and the westerly part of Lot No. 44, on the Plan of Revised Plan of West End Park Subdivision, of record in Book 421, pages 82 and 83, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said part of said lots adjoin and front together 96.5 feet on the northerly side of Long Boulevard, and runs back 201 feet more or less on the easterly line and 170.9 feet on the westerly line, to an alley in the rear on which they measure 99.8 feet more or less.

Being the same property conveyed to E. Russell Ray and wife, Mary Frances Ray, by deed from John Rottenberg, unmarried, being one and same person as John Roth, dated January 31, 1975, of record in Book 4890, page 737, and further conveyed to Mary Frances Ray, by Quitclaim Deed from E. Russell Ray, dated October 5, 1998, of record in Book 11145, page 157, Register's Office for Davidson County, TN.

This is not the place of residence of the herein named Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3120 Long Blvd., Nashville, Tennessee 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 my/our hand(s) this 26th day of April, 2006.

Mary Frances Ray

Mary Frances Ray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary Frances Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of April, 2006.

Notary Public

My Commission Expires: 9/20/08

