WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Shelly M. Bentley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2006.

Dolores E. Brown
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A & R Title and Closing, Inc.
907 Rivergate Parkway Ste D-1
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 05/19/06 09:39 2 pgs
Fees:13.00 Taxes:421.80
20060519-0058866

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W Payne III	Charles W Payne III	83 13 498.00
(NAME)	(NAME)	
1505 Shelby Ave	1505 Shelby Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Brooks Investment Group, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles W Payne III,and wife Karen Payne HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved
This is improved X property, known as 1505 Shelby Ave, Nashville, TN 37206
(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 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 hand this 11th day of May, 2006.

Brooks Investment Group, LLC

By: Stanley R. Ryan
Brooks Investment Group, LLC

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Stanley R. Ryan, with whom I am personally acquainted, or who was proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the Chief Manager of Brooks Investment Group, LLC the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability by himself as Chief Manager.

Witness my hand and official seal at Goodlettsville, Tennessee this 11th day of May, 2006

Commission expires:

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 28, 2007

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC

Dolores E. Brown
Notary Public

EXHIBIT A

Property commonly known as: 1505 Shelby Avenue, Nashville, Tennessee 37206, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Blakemore and Parks Subdivision of Shelby Avenue Addition of record in Book 57, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 8 fronts 50 feet on the northerly side of Shelby Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Brooks Investment Group, LLC by deed from Evelyn E. Payne, a single person dated 06/20/05 and filed of record in Instrument Number 20050620-0070190, said Register's Office.