WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/06 09:52 2 pgs
Fees:13.00 Taxes:758.50

20060601-0064273

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GLODY M. JENKINS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JULY 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane Morgan (NAME)	First Franklin, a division of (NAME)	MAP 61.08
4033 Brush Hill Road (ADDRESS)	320 Seven Springs Way #200 (ADDRESS)	PARCEL 153.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, East Egg Ventures, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shane Morgan and wife, Amy Ross Morgan

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:

LAND in Davidson County, Tennessee, being Lot No. 6 of Block 1 on the plan of A.J. McGaughey's Second Haysboro Subdivision, as of record in plat Book 547, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to East Egg Ventures, LLC by Warranty Deed dated December 2, 2005, from Cecil D. Atherton, Unmarried and Jeri D. Adcock, Unmarried, of record by Instrument No. 20051207-0147308 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 4033 Brush Hill Road, Nashville, TN 37216
(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 26th day of May 2006

East Egg Ventures, LLC
By:
Judson H. Adams, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judson H. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he is the President of East Egg Ventures, LLC, a Tennessee Limited Liability Company, and that Judson H. Adams, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said East Egg Ventures, LLC by signing his name as such President.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of May, 2006.

Notary Public

My Commission Expires: 9/22/08

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON