GENERAL WARRANTY DEED

FROM: NANCY D. DRIVER, Grantor

TO: TRINI ENTERPRISES, LLC, Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
Suite 1800
424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

3409 Fairmeade Drive
Nashville, Tennessee 37218

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

(new owner)

Map-Parcel Numbers:

82-4-403

Davidson County DEEDWARR
Recvd: 06/02/06 09:33 4 pgs
Fees:23.00 Taxes:388.50
20060602-0064849

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Five Thousand and no/100 Dollars ($105,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of May, 2006.

Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2007

FOR AND IN CONSIDERATION OF the sum of One Hundred Five Thousand and no/100 Dollars ($105,000.00), the receipt and sufficiency of which are hereby acknowledged, Nancy C.

Driver, unmarried, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Trini Enterprises, LLC ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 941 Seymour Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 19 day of May, 2006.

Nancy D. Driver

Nancy D. Driver

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lou Ann Basham, a Notary Public of said County and State, Nancy D. Driver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, this 19th day of May 2006.

LOU ANN BASHAM
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.

Lou Ann Basham
Notary Public

My Commission Expires NOV. 24, 2007
My Commission Expires: Nov. 24, 2007

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 15 on Map of A. W. Hookers Addition to East Nashville, as of record in Book 57, page 131, Register's Office for said County.

Said Lot No. 15 fronts 25 feet on the northerly side of Seymour Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nancy D. Driver, by deed from Lisa Ann Holt Faulkner and William H. Faulkner, of record in Book 9269, page 361, said Register's Office.

The above description is the same as in the previous deed of record.

EXHIBIT B

Encumbrances

1. Taxes for 2006 constitute a lien, but are not yet due and payable.

2. All matters which affect said Lot 15 as shown on the Map of A. W. Hookers Addition to East Nashville, as of record in Book 57, page 131, said Register's Office.