WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2006

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
CLS Investment Properties, Inc	NEW OWNER	Map 104
P.O. Box 325		Group 16
Madison, TN 37115		Parcel 48

FOR AND IN 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

Owen L. Rogers and Joyce Rogers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

CLS Investment Properties, Inc.

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:

Being part of Lot No. 141, on the Map of Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Plan Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 141 fronts 100.2 feet on the west side of Belmont Boulevard and runs back between lines 122 feet more or less on the north line and 134 feet on the south line along Blair Boulevard, to a dead line in the rear on which it measures 90.3 feet.

Being the same property conveyed to Owen L. Rogers by Quitclaim deed from Marvin E. Sharpton/Sharoco Holding Co., of record in Book 7794, Page 821, Register Office for Davidson County, Tennessee

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 34, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2113 Belmont Blvd., Nashville, TN 37212

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 our hands this 26th day of May, 2006.

Owen L. Rogers

Joyce Rogers

Davidson County DEEDWARR
Recvd: 06/05/06 10:27 2 pgs
Fees:13.00 Taxes:2775.00

20060605-0065826

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Owen L. Rogers and Joyce Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

My Commission Expires: 01/24/09

NOTARY PUBLIC

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.