THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25456-05-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $329,900.00. Melissa Brown Affiant Subscribed and sworn to before me this 25th day of May, 2006. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Melissa Brown 1500 Franklin Avenue Nashville, TN 37206	New Owner GMAC Mortgage 2600 Troy Ctr. Drive Troy, MI 48084	Map No.083.05-0 Parcel No. 361.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **VODA Property Development, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Brown, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1500 Franklin Avenue, Nashville, TN 37206

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of May, 2006.

VODA Property Development, LLC

By: _____

DAVID WHEELER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared David Wheeler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself / herself to be the designated member - (or other officer authorized to execute the instrument) of VODA Property Development, LLC, a Tennessee limited liability companythe within named bargainor, a corporation, and that he/she as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 25th day of May, 2006.

Beth M. Brock
Notary Public

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires _____

MAR. 24, 2009

Davidson County DEEDWARR
Recvd: 06/05/06 12:11 2 pgs
Fees:13.00 Taxes:1220.63

20060605-0066009

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 88 feet of the northerly 240 feet of Block No. 2 on the Corrected Plan of T.P. Weakley's Subdivision of Blocks 1, 2 & 3, of record in Plat Book 161, page 105, as corrected in Plat Book 421, page 50, Register's Office for Davidson County, Tennessee, described as follows, to wit:

SAID part of Block No. 2 fronts 88 feet on the southerly side of Franklin or Seymour Avenue, and runs back between parallel lines 240 feet to the northerly margin of proposed alley.

Being the same property conveyed to Voda Property Development, LLC, a Tennessee limited liability company by Deed dated April 20, 2005 from Sandra H. Laughlin, married, of record as Instrument No. 20050422-0045093, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 161, page 105, corrected in Book 421, page 50, Register's Office for Davidson County, Tennessee.