FILE NO. SP44618

FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19xx2006

Notary Public

MY COMMISSION EXPIRES: 7/29/2006
(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 3MS TWO PROPERTIES, LLC | S A M E | 93-10-444 |
| (NAME) P.O. Box C82386 | (NAME) | |
| (STREET ADDRESS OR ROUTE NUMBER) FRANKLIN, TN 37068 | (STREET ADDRESS) | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

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, I-65 REALTY PARTNERS, LLC , a Nevada Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 3MS TWO PROPERTIES, LLC

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 land in Davidson County, Tennessee, being Lots Nos. 33, 34, 35, 36, 37 and 38 on the Plan of Lots laid out by the University of Nashville called the "College Campus", not of record and described as follows:**

**BEGINNING at a point in the east margin of Fourth Avenue South, formerly Cherry Street; about 93 feet south of the southeast corner of Fourth Avenue South and Peabody Street; thence in a southerly direction along said margin of Fourth Avenue South 150 feet, to an alley; thence easterly with the northerly margin of said alley, 160 feet, more or less, to Hume Street; thence in a northerly direction and along the westerly margin of Hume Street 150 feet more or less, to a point about 93 feet south of Peabody Street; thence in a westerly direction and parallel with Peabody Street 160 feet, more or les to the point of beginning.**

**BEING the same property conveyed to I-65 Realty Partners, LLC c/o National Realty Group, Inc., by deed from Jerry Pendergrass, unmarried, of record in Instrument Number 20020305-0027380, Register's Office for Davidson County, Tennessee.**

Davidson County DEEDWARR
Recvd: 06/05/06 15:46 2 pgs
Fees:13.00 Taxes:2405.00
20060605-0066417

This is ( ) unimproved ( X ) improved property, known as 504 4th Avenue, South, Nashville, Tennessee 37210
(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 its hand this 31st day of May, 19xx 2006

I-65 REALTY PARTNERS, LLC

By:

JAMES B. ALTMAN, Chief Manager

**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

**STATE OF INDIANA**
**County**

Before me, **THE UNDERSIGNED** a Notary Public in and for the State and County aforesaid, personally appeared **JAMES B. ALTMAN**

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of the **I-65 REALTY PARTNERS, LLC** a corporation, and that he as such **Chief Manager** executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Chief Manager**.

Witness my hand and official seal at _____, **Indiana** this _____ day of **May**, ~~xx~~ **2006**

_____Notary Public

Commission Expires 03-15-2008

Danielle R Hoffman
Indiana

WARRANTY DEED

FROM

TO