Davidson County DEEDWARR
Recvd: 06/06/06 13:56 2 pgs
Fees:13.00 Taxes:1813.00
20060606-0066918

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 2nd day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
M & I, LLC
7123 Crossroads Blvd, Suite B-1.
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

144-11-006

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, N. B. Forrest Shoaf hereinafter referred to as Grantor, hereby transfers and conveys to **M & I, LLC, a Tennessee limited liability company** hereinafter referred to as Grantee, 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. 4 on the Plan of Hillsboro Park, Section I, as of record in Plat Book 2331, page 30 and 31, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to N.B. Forrest Shoaf, unmarried by Warranty Deed from Elizabeth L. Britt, unmarried and Robert G. Britt, married, of record in Instrument No. 20000300085733, Register's Office for Davidson County, Tennessee, dated August 29, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 6012 Hillsboro Rd., Nashville, TN 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 2nd day of June, 2006.

N. B. Forrest Shoaf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, N.B. Forrest Shoaf, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2006.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE

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