SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
First Place Development, LLC	New Owner	Map 82-12
4521 TROUSDALE DRIVE		Parcel 380.00
NASHVILLE, TN 37204		12614 26b

This instrument prepared by : Weldon White, Attorney at Law, 4515 Harding Pike, Ste. 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **David E. Rawlings and Greer C. Tidwell, tenants in common** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **First Place Development, LLC, a Tennessee limited liability company** (The "Grantee"), its successors and assigns, the tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 30 on the Plan of Greenwood Payne's addition to Edgefield, now East Nashville, as of record in Book 21, page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David E. Rawlings and Greer C. Tidwell, tenants in common by Quitclaim Deed from Hunter Properties Partnership consisting of David E. Rawlings and Greer C. Tidwell record in Instrument Number X, **said Register's Office for Davidson County, Tennessee.**

This conveyance is subject to the following: X 20060609-0068643

1. Taxes for the year 2006 and subsequent years.
2. Plan of record in Plat Book 21, page 70, said Register's Office.
3. Leases of tenants in possession.

This is improved property commonly known as 943 Russell Street, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $257,500.00

Affiant

Subscribed and sworn to before me this 24th day of May, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

Davidson County DEEDWARR
Recvd: 06/09/06 10:57 2 pgs
Fees:13.00 Taxes:952.75
20060609-0068644

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of May , 2006.

David E. Rawlings

Greer C. Tidwell
By: Greer C. Tidwell, Jr., Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David E. Rawlings with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of May, 2006.

Notary Public

My Commission Expires: 3-31-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Greer C. Tidwell, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Greer C. Tidwell and who acknowledged that he executed the same as the free act and deed of the said Greer C. Tidwell.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of May, 2006.

Notary Public

My Commission Expires: 3-31-07