THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 24399S

Davidson County DEEDWARR
Recvd: 06/14/06 10:21 2 pgs
Fees:13.00 Taxes:595.89
20060614-0070629

MAP/GROUP/PARCEL: 105-9/311

NEW OWNER'S NAME AND ADDRESS:
EXODUS INDUSTRIES
308 SEABOARD LANE STE 106
FRANKLIN, TN 37067

SEND TAX BILLS TO:
EXODUS INDUSTRIES
308 SEABOARD LANE STE106
FRANKLIN, TN 37067

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, REBECCA P. CAROTHERS, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto, EXODUS INDUSTRIES, a corporation existing under the laws of the State of Tennessee, its heirs and assigns, hereinafter called Grantee, property described as follows:

Being part of Lot No. 18 on the Plan of Jones and Dudley's Addition to Nashville as of record in Book 57, page 147, Register's Office for said County. Being Lot "G" on the unrecorded Plan of Tennessee Construction & Development Company's resubdivision of Lot No. 16 and the westerly part of Lot No. 18 in Jones and Dudley's Subdivision described according to a survey made by John M. Sullivan, County Surveyor, January 7, 1950, as follow:

Beginning on the southerly margin of W. Grove Street at the corner of Lots "F" and "G" being 58 feet west of the northwest corner of the property conveyed to Carroll W. Jolly and wife, by deed from Burton Robnett, et al, of record in Book 1468, page 435, said Register's Office; thence with the line between said two lots southwardly 150 feet to the northerly margin of an alley; thence with said alley westwardly 58 feet to the corner of Lots "G" and "H"; thence with the line between said Lots "G" and "H" northwardly 150 feet to the southerly margin of said W. Grove Street; thence with the same, eastwardly 58 feet to the beginning.

Being the same property conveyed to William G. Carothers and wife, Rebecca P. Carothers by Deed of record in Book 2749, Page 546 recorded 5/22/1958, Register's Office for Davidson County, Tennessee.

Note: The said William G. Carothers having since died, Title is vested solely in Rebecca P. Carothers. 0

The subject property is improved property known as 1015 WEST GROVE , NASHVILLE, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Rebecca P. Carothers

REBECCA P. CAROTHERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, REBECCA P. CAROTHERS, an unmarried woman, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in NASHVILLE, Tennessee on this the 8th day of June, 2006.

Kate Rosenthal

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $161,050.00.

AFFIANT

Sworn to and subscribed before me, this the 8th day of June, 2006.

Kate Rosenthal

NOTARY PUBLIC
MY COMMISSION EXPIRES:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006