Prepared by:
Frontier Title & Escrow, Inc.
109C East Avenue
Goodlettsville, TN 37072

New Owners Address:
Catherine I. Oliverson unmarried
7439 Highway 70 South, #150
Nashville, TN 37221
Send Tax Bills to Same Address
Map/Parcel 081-10-0 127.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of June, 2006 between

Kapital Achievement, LLC
Party of the first part and

Catherine I. Oliverson unmarried
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party in fee simple, the following described real estate situated in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, Lot 55 on the Map of Cobb's subdivision of Lot No. 6 of the Harding Bosley Tract as of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No 55 fronts 59 feet on the northerly side of Martha Street and runs back between parallel lines 150 feet to an alley.

This being a portion of the same property conveyed to Kapital Achievement, LLC by Quitclaim Deed dated 5/4/2004 from Sylvester J. Lee, II and Shannon Johnson of record in Instrument Number 20040506-0051853, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Kapital Achievement, LLC.

Davidson County DEEDWARR
Recvd: 06/19/06 14:48 2 pgs
Fees:13.00 Taxes:138.75
20060619-0072966

BY: _____

TITLE: Executive Assistant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, SYLVESTER J. LEE II with whom I am personally acquainted and who upon his oath acknowledged himself to be the EXECUTIVE ASSISTANT of Kapital Achievement, LLC, a Tennessee Limited Liability Corporation, the within named bargainor and that he as such EXECUTIVE ASSISTANT being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such EXECUTIVE ASSISTANT.

WITNESS my hand and official seal at office in NASHVILLE, Tennessee on this the 16th of June 2006

Notary

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/31/2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$37,500.00.** which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this day of June, 06/16/06

NOTARY PUBLIC

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 12/31/2006