This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Murrah Ventures, LLC
P.O. Box 158187
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Pinnacle National Bank
211 Commerce St.
Nashville, TN 37201

MAP **116-16**
GROUP
PARCEL **20**

Davidson County DEEDWARR
Recvd: 06/26/06 14:21 2 pgs
Fees:13.00 Taxes:1387.50
20060626-0076144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gregory S. Elliott and wife, Laura C. Elliott,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Murrah Ventures, LLC**, hereinafter called the "GRANTEE", its successors 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. 5 on the Plan of Evergreen Heights, Part Two, of record in Plat Book 1835, page 19, Register's Office, Davidson County, Tennessee, to which reference is herebe made for a more complete and detailed description of said lot.

Being the same property conveyed to Gregory S. Elliott and wife, Laura C. Elliott by deed from Edward B. Caldwell and wife, Paige T. Caldwell of record in Instrument no. 20010501-0043756, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **4101 Copeland Drive, Nashville, Tennessee 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 GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this the **21st** day of **June, 2006.**

Gregory S. Elliott

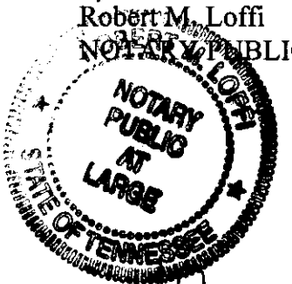
Laura C. Elliott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gregory S. Elliott and wife, Laura C. Elliott**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of June, 2006.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

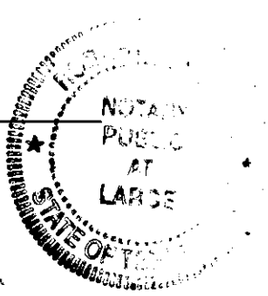
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $375,000.00

AFFIANT

Subscribed and sworn to before me on this 21st day of June, 2006.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: 7/19/2008

