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Mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John Albamont and James Underwood 231 Myles Manor Ct. Franklin TN 37064	09310043800	Same as New Owner

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (ACB)
1600 Division Street, Suite 700, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **THOMAS SHACKLETT and wife, ANNE BRADFORD SHACKLETT** (the "Grantors") have bargained and sold, and by these presents transfer and convey to **JAMES E. UNDERWOOD AND JOHN ALBAMONT,** as Tenants in Common (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of College Campus.

3. All matters appearing on the survey conducted by Cherry Land Surveying, Inc. TN RLS #1512, dated June 5, 2006.

This is improved property located at 406 Fourth Avenue South, Nashville, TN 37201.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $199,000.

Affiant

Subscribed and sworn to before me this 16th day of June, 2006

Notary Public
My Commission Expires: 6-14-08

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

Davidson County DEEDWARR
Recvd: 06/29/06 11:28 3 pgs
Fees:18.00 Taxes:736.30
20060629-0078019

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantors further covenant and bind themselves, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantors have executed this Deed as of this 16th day of June, 2006.

Thomas Shacklett

Thomas Shacklett

Anne Bradford Shacklett

Anne Bradford Shacklett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Yvette Lyn Meldrum, the undersigned, a Notary Public in and for said County and State, the within named Thomas Shacklett and Anne Bradford Shacklett, the bargainor, 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 instrument for the purposes therein contained.

WITNESS my hand and seal at office in Franklin, Tennessee, on this the 16th day of June __, 2006.

Notary Public

My Commission Expires:

6-14-09

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008

EXHIBIT A

Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing bolt, in the easterly right-of-way line of Fourth Avenue South, 67.5 feet in width, at a corner common with the property of Everton Oglesby Properties, as of record in Instrument Number: 20040607-0067265, at the Register's Office for Davidson County, Tennessee, said existing bolt being located at Northing: 664,663.00; Easting: 1,739,916.95; on the State Plane Coordinate System NAD-83;

Thence leaving the easterly right-of-way line of Fourth Avenue South, with the southerly property line of Everton Oglesby Properties, North 62 deg 22 min 41 sec East, 144.00 feet to an existing iron rod in the westerly right-of-way line of Almond Street, 36 feet in width;

Thence with the westerly right-of-way line of Almond Street, South 27 deg 30 min 24 sec East, 26.55 feet to an iron rod set, at a corner common with the property of James E. Underwood, as of record in Instrument Number: 20050621-0072926, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Almond Street, with the northerly property line of James E. Underwood, South 62 deg 32 min 28 sec West, 144.00 feet to a point in the easterly right-of-way line of Fourth Avenue South;

Thence with the easterly right-of-way line of Fourth Avenue South, North 27 deg 30 min 24 sec West, 26.14 feet to the POINT OF BEGINNING. Containing 3,794 square feet or 0.087 acres more or less.

Being the same property conveyed to Thomas & Ann B. Shacklett, as of record in Will Book 10123, Page 963, at the Register's Office for Davidson County, Tennessee.