THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00. Melissa Woodward Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2006 Notary Public MY COMMISSION EXPIRES: 3/17/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/17/06 13:02 2 pgs
Fees:13.00 Taxes:410.70
20060717-0085695

LISA M. VASKAS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allie L. Holder	SAME	MAP 72-13-440
901A Douglas Avenue		PARCEL
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Billabong Enterprises, Inc.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allie L. Holder, unmarried and Earl C. Kieselhorst , married, as joint tenants in common with rights of survivorship.**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 part of Lots Nos 38 and 39 on the Map of a Subdivision of Part of L. M.Ezell's 12/11 acre tract, being a part of the Talbot Lands, as of record in Book 547, page 51, Registers office for Davidson County, Tennessee.

Said part of said Lots Nos 38 and 39 front together 111 feet on the northerly margin of Douglas Avenue (West) and run back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Billabong Enterprises, Inc., by warranty deed from Lilly Lucille Smith and Glenda Faye Baker as of record in Instrument No. 20010619-0064925, Registers office for Davidson County, Tennessee. Said property was quitclaimed to Marlene C. Corlew, from Billabong Enterprises, Inc. as of record in Instrument No. 20050726-0086917, Registers office for Davidson County, Tennessee. Said property was then quitclaimed to Billabong Enterprises, Inc. from Marlene C. Corlew as of record in Instrument No. 20050906-0106399, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **901A Douglas Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand(-) this the 7th day of July, 2006.

Billabong Enterprises, Inc.

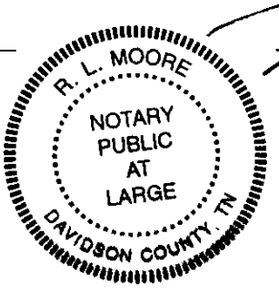
BY: Marlene C Corlew
Marlene C. Corlew, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Marlene C. Corlew with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of the maker, **Billabong Enterprises, Inc.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 7th day of July, 2006.

My Commission expires May 24, 2008



Notary Public