03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $17,000.00

Affiant

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

Notary Public
My commission expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

03-0607-33898

Address of New Owner:	Send Tax Bills to:	Tax Information
Tenn 4 C/o Pinnacle Title 2109 Buena Vista Pike Nashville, TN 37218	New Owner	81-12-0-249

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phase 10 Management, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tenn 4, hereinafter called the Grantees, their 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 the southerly one-half of Lot 351, on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the "Town of McGavock", of record in Book 21, Page 23, Register's Office for said County.

Said part of Lot No. 351 fronts 25 feet on the westerly side of Arthur formerly Wetmore Avenue, and runs between parallel lines, 150 feet to an alley.

Being the same property conveyed to Phase 10 Management, LLC by deed from Joseph Perry of record in Instrument No. 20060720-0087750, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 1517 Arthur Avenue, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 07/26/06 15:02 2 pgs
Fees:13.00 Taxes:62.90
20060726-0090456

WITNESS my hand this 27 day of July, 2006.

Phase 10 Management, LLC
By: Derrick Leonard, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrick Leonard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Phase 10 Management, LLC, and that he is authorized by Phase 10 Management, LLC, to execute this instrument on its behalf as such Chief Manager.

Witness my hand and seal at Nashville, TN, this 27th day of July, 2006.

Diane K. Mann
Notary Public at Large

My commission expires: 2/22/2009

