This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20060727009063, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/27/06 13:46 2 pgs
Fees:13.00 Taxes:288.60
20060727-0090964

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Donna Poole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2006.

Susan Frensley Newton
NOTARY PUBLIC:

MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magnolia Plantation, LLC 3640 Dickerson Road, Ste 4 Nashville, TN 37207	NEW OWNER	Map 60-02 Parcel 195

For and in 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,

Zera Jean Duncan n/k/a Zera Jean Marshall, married and husband, Warren G. Marshall, Jr. by & through Zera Marshall Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Magnolia Plantation, LLC

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 LOT NO. 137 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, AS OF RECORD IN BOOK 2900, PAGE 119, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ZERA JEAN DUNCAN, UNMARRIED BY DEED FROM WILLIE F. CARR AND WIFE, CAMILLE CARR, DATED JUNE 1, 1984, AND OF RECORD IN BOOK 6308, PAGE 489, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ZERA JEAN DUNCAN HAVING SINCE MARRIED IS NOW KNOWN AS ZERA JEAN MARSHALL.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2900, Page 119, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3136, Page 52, and Book 3253, Page 591, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 3113 Vailview Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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(s) this 11th day of July, 2006.

Zera Jean Marshall
Zera Jean Marshall

Warren G. Marshall Jr.
Warren G. Marshall, Jr. by Zera Jean Marshall atty in fact

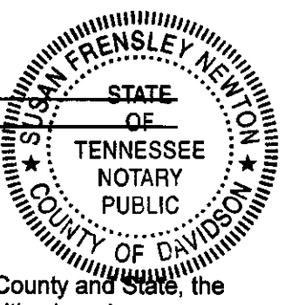
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Zera Jean Duncan n/k/a Zera Jean Marshall, married, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 11-14-2009



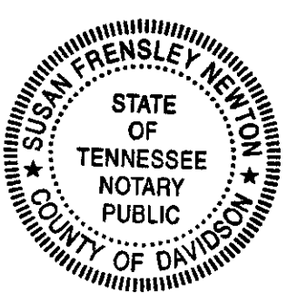
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zera Marshall, Attorney-in-Fact for Warren G. Marshall, Jr., the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Warren G. Marshall, Jr. for the purposes therein contained.

WITNESS my hand and official seal this 11 day of July, 2006

NOTARY PUBLIC

My Commission Expires: 11-14-2009



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076