Box 10-B Cohen Cohen

Davidson County DEEDWARR
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Fees:23.00 Taxes:1757.50
20060731-0092673

SPECIAL WARRANTY DEED

TO: Chelsea Enterprises, LLC

FROM: Jack B. Phelps and wife, Louisa Phelps

This instrument was prepared by:
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Chelsea Enterprises, LLC 817 Russell Street Nashville, TN 37206	Same	Map 105-2, Parcel 448

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $475,000.00

x Jack B Phelps
Affiant

Sworn to and subscribed before me, this 31st day of July, 2006.

My Commission Expires: 9-22-2007

Deborah Cohen
Notary Public

DAVIDSON COUNTY NOTARY PUBLIC DEBORAH COHEN TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack B. Phelps and wife, Louisa Phelps** (hereinafter collectively called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto, **Chelsea Enterprises, LLC** (hereinafter called the "Buyer") and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 924 8th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 31st day of July, 2006.

SELLER:

Jack B. Phelps

Jack B. Phelps

Louisa Phelps

Louisa Phelps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack B. Phelps, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of July, 2006.

Notary Public

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-22-2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Louisa Phelps, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of July, 2006.

Notary Public

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-22-2007

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Edgehill Estates, Section 76, as shown on plat of record in Plat Book 4715, page 107, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jack B. Phelps, by Deed of Record in Book 5358, page 44, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2006 a lien; not yet due and payable.