McCann & Hubbard
7105 Crossroads Blvd. # 105
Brentwood, TN 37027
615-377-3319

(2)

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25661-07-2006** **Record & Return To:** **McCann & Hubbard** **7105 Crossroads Blvd., Suite 102** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 27th day of July, 2006. Notary Public My Commission Expires: GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 18, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Hammond & Brandt Builders, LLC. Cottle Investments, LLC. 2607 Eugenia Avenue Nashville, TN 37211	New Owner	Map No.117.13-0 Parcel No. 121.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark J. Justad and wife, Joanne C. Sandberg**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hammond & Brandt Builders, LLC, aTennessee limited liability company** and **Cottle Investments, LLC, a Tennessee limited liability company,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2307 Warfield Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of July, 2006.

Mark J. Justad by Joanne C. Sandberg as Attorney-In-Fact

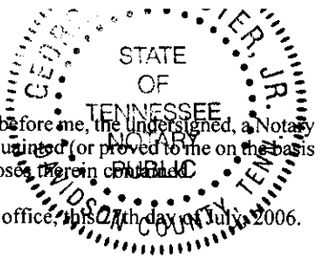
Joanne C. Sandberg

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Davidson County DEEDWARR
Recvd: 08/01/06 10:41 3 pgs
Fees:18.00 Taxes:1850.00
20060801-0093237

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid **Joanne C. Sandberg,** with whom I am personally acquainted (or proved to the on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2006.



My Commission Expires JULY 19, 2008

Notary Public

My Commission Expires:

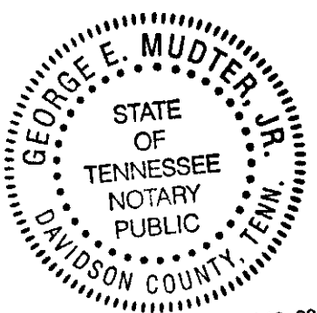
State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Joanne C. Sandberg,** 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 on behalf of **Mark J. Justad** as his Attorney-In-Fact, as the free act and deed of the within named **Mark J. Justad.**

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

NOTARY PUBLIC

My Commission Expires:



My Commission Expires JULY 19, 2008

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots 1 and 2 on the Plan of Resubdivision of Lot 1 Abbott Martin Estates, as of record in Instrument No. 20060524-0061226, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mark J. Justad and wife, Joanne C. Sandberg by Warranty Deed dated August 1, 2000 from The Ruth G. Land Revocable Living Trust a/k/a Ruth G. Land, Trustee UAD June 28, 1995 and Sarah E. Land White of record in Instrument No. 20000802-0076422, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Instrument No. 20060524-0061226, Register's Office for Davidson County, Tennessee.