Box 19-A

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN02251

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$268500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 11th day of July, 2006

Notary Public

MY COMMISSION EXPIRES: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Kellow **2105 Carter Ave.** **Nashville, TN 37206**	Same	**083-03-0-142.00**

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,

East Egg Ventures, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Kellow and wife, Heather Kellow

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:

Being Lot No. 27, on the Plan of Mrs. Minnie E. Martin Subdivision of Lot No. 58 and part of Lot No. 59, as shown on plat of record in Plat Book 547, page 137, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 27 fronts 67 feet on the northerly side of Carter Street and runs back 150 feet on the easterly side and 153 feet on the westerly side with an alley to a 12 foot alley in the rear upon which it measures about 30 feet.

Being the same property conveyed to East Egg Ventures, LLC, by Quitclaim Deed from Judson H. Adams, dated 3-9-06 and recorded 3-15-06 in Instrument No. 20060315-0029592, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **2105 Carter Ave., 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 our hands this 11th day of July, 2006.

East Egg Ventures, LLC by Judson H. Adams, President

Davidson County DEEDWARR
Recvd: 08/08/06 14:26 2 pgs
Fees:13.00 Taxes:993.45
20060808-0097430

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 East Egg Ventures, LLC the bargainor(s) with whom I am personally acquainted or 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 and official seal at Nashville, Tennessee, this 5th day of July, 2006.

Commission Expires: 9-16-09

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Judson H. Adams with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President respectively of the East Egg Ventures, LLC the within named bargainor, and corporation, and that he as such Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Judson H. Adams as such President, and attesting the same by the said Judson H. Adams as such President.

Witness my hand and official seal at office at Nashville, Tennessee this 11th day of July, 2006.

Commission Expires: 9-16-09

Notary Public

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY