This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006070067

Davidson County DEEDWARR
Recvd: 08/18/06 10:03 3 pgs
Fees:18.00 Taxes:51.80

20060818-0101988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is **$14,000.00**

Sworn to and subscribed before me this 17th day of August, 2006.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public

My Comm. Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Ntown Real Estate Investment, LLC 4604 Franklin Road Nashville, TN 37202	Same	112-000-029.00 112-000-146.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alice Crafts, Executrix of the Estate of Wallace Wayne Holt and Charles Straub Brown a/k/a Dr. Charles S. Brown**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ntown Real Estate Investment, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

PARCEL ONE:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON THE NORTH SIDE OF LONGVIEW DRIVE.

BEGINNING AT A STEEL PIN IN THE CENTER OF LONGVIEW DRIVE, THE SAME BEING THE SOUTHEAST CORNER OF THE WALLACE HOLT TRACT; THENCE WITH THE HOLT LINE NORTH 3-1/2° EAST 500' TO AN IRON PIN; THENCE NORTH 81° EAST 100' TO AN IRON PIN; THENCE SOUTH 3-1/2° WEST 500' TO AN IRON PIN IN THE CENTER OF LONGVIEW DRIVE; THENCE WITH THE ROAD SOUTH 81° WEST 100' TO THE POINT OF BEGINNING AND CONTAINING 1.11 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WALLACE WAYNE HOLT AND CHARLES STRAUB BROWN, BY DEED FROM JAMES A. KIRKPATRICK AND WIFE, LILLIAN KIRKPATRICK, AS RECORDED ON THE 12TH DAY OF NOVEMBER, 1985 IN BOOK 6707, PAGE 623, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL TWO:

A CERTAIN TRACT OR PARCEL OF LAND IN THE NINTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON THE NORTH SIDE OF LONGVIEW DRIVE.

AT A POINT OF BEGINNING GO BACK 410 FEET NORTH 3-1/2° EAST 410 FEET TO A STEEL PIN; THENCE 100 FEET NORTH 72° WEST 100 FEET TO A STEEL PIN; THENCE 450 FEET SOUTH 3-1/2° WEST TO A STEEL PIN 100 FEET NORTH 81° EAST TO THE POINT OF BEGINNING AND CONTAINING 1 ACRE MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DR. CHARLES S. BROWN AND/OR WALLACE WAYNE HOLT, BY WARRANTY DEED FROM BRUCE LEE VICKERY AND WIFE, MILDRED LEE VICKERY, AS RECORDED ON THE 27TH DAY OF FEBRUARY, 1986 IN BOOK 6791, PAGE 178, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID WALLACE WAYNE HOLT HAVING SINCE DIED ON SEPTEMBER 11, 2005, TESTATE. THE LAST WILL AND TESTAMENT OF WALLACE WAYNE HOLT, PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, NO. 05P1415, PROVIDES FOR THE REAL PROPERTY TO BE MADE PART OF THE PROBATE ESTATE AND GRANTS ALICE CRAFTS, EXECUTRIX, THE POWER AND AUTHORITY TO SELL SAID REAL PROPERTY.

This conveyance is made subject to: Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **2 lots, Longview Drive, Pegram, TN 37143.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 17th day of August, 2006

Estate of Wallace Wayne Holt

By: _____
Alice Crafts, Executrix

Charles Straub Brown
Charles Straub Brown a/k/a
Dr. Charles S. Brown

By: _____
Alice Crafts, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WIILLIAMSON

Before me personally appeared ALICE CRAFTS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be EXECUTRIX of THE ESTATE OF WALLACE WAYNE HOLT, the within named bargainor, and that she as such EXECUTRIX, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on this 17th day of August, 2006.

Kathy J Byers
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF WIILLIAMSON

On this 17th day of August, 2006, before me personally appeared ALICE CRAFTS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of CHARLES STRAUB BROWN a/k/a DR. CHARLES S. BROWN and acknowledged that she executed the same as the free act and deed of CHARLES STRAUB BROWN a/k/a DR. CHARLES S. BROWN, pursuant to a Power of Attorney which appears of record in Instrument No. _____ 200608180101987 _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, on this 17th day of August, 2006.

Kathy J Byers
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY