After Recording Return to:

KEY TITLE & ESCROW SERVICES, INC.
215 Jamestown Park Road
Suite 204
Brentwood, TN 37027

This document prepared by:	
Name:	
Firm/Company:	**Consumer Trust Title & Escrow, LLC**
Address:	**219 Ward Circle**
Address 2:	**Ste. 5**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**615-369-0039**

Davidson County DEEDWARR
Recvd: 08/22/06 10:02 3 pgs
Fees:18.00 Taxes:666.00
20060822-0103292

--------Above This Line Reserved For Official Use Only----------

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MCW Holdings, LLC**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Arturo Guzman,*** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

* married,

BEING LOT NOS 76 AND 77 ON THE PLAN OF GRANDVIEW HEIGHTS OF RECORD IN BOOK 161, PAGES 14 AND 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO MCW HOLDINGS, L.L.C. BY WARRANTY DEED OF BURNS VENTURES, INC., A TENNESSEE CORPORATION, DATED DECEMBER 13, 2005 AND FILED FOR RECORD ON DECEMBER 16, 2005 IN INSTRUMENT NO. 20051216-0151198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL: 118-8-85 & 118-8-84

This property is known as: 2420 & 2422 Eugenia Avenue, Nashville, TN 37211

Subject to Restrictions of record, all matters shown on the Plat of record in Book 161, Pages 14 & 15, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 11th day of August, 2006.

MCW Holdings, LLC

Grantor
Matt White, Chief Manager

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary, personally appeared Matt White with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager of MCW Holdings, LLC., the within named bargainor, a limited liability company, and that as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager.

Notary Public

Printed Name: W. Davis

Commission Expires: 1/20/09

Grantor(s) Name, Address, phone:
MCW Holdings, LLC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

My Commission Expires JAN. 20, 2009

Grantee(s) Name, Address, phone:
Arturo Guzman
2420 & 2422 Eugenia Avenue
Nashville, TN 37211

SEND TAX STATEMENTS TO :

NEW OWNER
104 SAXON MIST DRIVE
NASHVILLE, TN. 37217

State of Tennessee
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$180,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 11th day of August, 2006.

Affiant

MATT WHITE
Type or Print Name

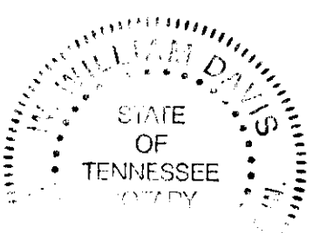
(Seal)

Notary Public

My commission expires:

1/2-/09

W. DAVIS
Type or Print Name



My commission expires JAN. 20, 2009