[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Lealand Partners, A Tennessee General Partnership 102 Woodmont Blvd., Ste. 235 Nashville, TN 37205	Same	Map/Parcel 118-6-6

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Ella Baker and Mason Baker, married,** (The "Grantors") has bargained and sold, and by these presents do transfer and convey unto **Lealand Partners, a Tennessee General Partnership,** (The "Grantee"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the easterly half of the southerly half of Lot No. 32 on the Plan of the subdivision of part of the Old Joseph Vaulx Farm, not of record.

Being the same property conveyed by Quit Claim Deed from Ella Baker to Ella Baker and Mason Baker as recorded on the 18th day of May 1998 in Book 10935, page 305 and Warranty Deed from William N. Woods (deceased) and wife, Katherine J. Woods (Deceased) and Anne E. Swanson, Administratrix and Anne E. Swanson, Individually to Ella Baker, married, but as an individual as recorded on the 3rd day of March, 1978 in Book 5259, page 49, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. County taxes for the year 2006 and thereafter for tax parcel number 118-6-6, not yet due and payable.
2. Any and all liens and encumbrances of record in Davidson County, Tennessee.

This is improved property commonly known as 828 Clayton Avenue, Nashville, Tennessee 37204.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $225,000.00.

Natasha L. Ulm
Affiant

Subscribed and sworn to before me this 6TH **day of September, 2006.**

Joseph V. Ferrelli
Notary Public

My Commission Expires:

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Davidson County DEEDWARR
Recvd: 09/06/06 12:08 2 pgs
Fees:13.00 Taxes:832.50

20060906-0110061

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6TH day of September, 2006.

Ella Baker

ELLA BAKER

Mason Baker

MASON BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Ella Baker and Mason Baker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6TH day of September, 2006.

JOSEPH V. FERRELLI
NOTARY PUBLIC AT DAVIDSON COUNTY, TENNESSEE
EXPIRES 07/19/08

Joseph V. Ferrelli

Notary Public

My Commission Expires: