WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

G-VRE-06-1911

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben A. Steel (NAME) [redacted]	New Owner (NAME)	
1911 10th Avenue North (ADDRESS)	HC 81, Box 23 (ADDRESS)	81-7-473
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Buffalo, MT 59418 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHASE 10 MANAGEMENT, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BEN A. STEEL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 28 FT. OF LOT NO. 6 ON THE MAP OF THE SUBDIVISION OF LOT NO. 2, OF THE THOMAS WOODARD PROPERTY, OF RECORD IN PLAN BOOK 2, PAGE 104, OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO PHASE 10 MANAGEMENT, LLC BY WARRANTY DEED FROM DAVID L. ANDERSON AND ANITA ANDERSON, HUSBAND AND WIFE, RECORDED ON THE 5TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060705-0079885, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 2, page 104, Chancery County for Nashville, Tennessee.

unimproved ( )
This is improved (X) property, known as 1911 10th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 31st day of August, 2006.

Phase 10 Management, LLC

BY: [signature]

Davidson County DEEDWARR
Recvd: 09/07/06 12:44 2 pgs
Fees:13.00 Taxes:62.90

20060907-0110781

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of August, 2006, before me personally appeared Derrick V. Leonard, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Phase 10 Management, LLC, the within named bargainor, a corporation, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2006.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903