File Box 30

Davidson County DEEDWARR
Recvd: 09/19/06 15:16 2 pgs
Fees:13.00 Taxes:360.75
20060919-0116112

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $97,500.00.

Subsribed and sworn before me this the 12th day of September, 2006.

Affiant

Notary Public

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 27, 2010

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600668
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Sun Investments, Inc.
305 Rich Court
Nashville, TN 37211

Send tax bills to:
Community Bank & Trust
575 South Main Street
Ashland City, TN 37015

Map 161-4 Parcel 92

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Homer W. Rodriquez and wife, Martha E. Rodriquez

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Sun Investments, Inc.

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Goodrich Heights, as of record in Book 2663, page 60, Register's Office for said County.

Said Lot fronts 45.94 feet on the south side of Rich Court and runs back 141.2 feet on the west line and 117.5 feet on the east line to a dead line in the rear on wich it measures 185 feet.

Being the same property conveyed to Home W. Rodriquez and wife, Martha E. Rodriquez by Warranty Deed dated August 24, 1962 and of reord in Book 3431, page 495, Registerr's Office for Davidson County, Tennnessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 305 Rich Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 12th day of September, 2006.

Homer W. Rodriquez
Homer W. Rodriquez

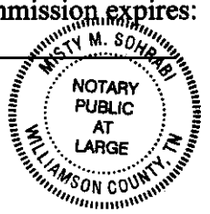
Martha E. Rodriquez
Martha E. Rodriquez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Homer W. Rodriquez and wife, Martha E. Rodriquez, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 09/12/06.

My commission expires:



MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

Notary Public