This instrument prepared by:
Yale Riley
Chicago Title Insurance Company
725 Cool Springs Blvd., Suite 160
Franklin, TN 37067

PICK-UP

Davidson County DEEDWARR
Recvd: 09/20/06 09:40 3 pgs
Fees:18.00 Taxes:2035.00
20060920-0116283

WARRANTY DEED

Address of New Owner:
J.F.C. Enterprises, Inc., a Tennessee corporation
P.O. Box 41250
Nashville, TN 37204-1250

Send Tax Bills to:
SAME

Map No. 106-0
Parcel No. 137

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, I, **Ted Welch, Grantor**, have this day bargained and sold, and do hereby transfer and convey unto **J.F.C. Enterprises, Inc., a Tennessee corporation, Grantee**, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of The Plus Park, Section Fourteen, of record in Plat Book 4595, page 192, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ted Welch, an unmarried man, by Warranty Deed from McDowell Development Corporation, of record in Book 5876, page 491, Register's Office for Davidson County,Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires November 24, 2007 (AFFIX Seal)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me this the 19th day of September, 2006.

Notary Public

This is improved property, known as 330 Plus Park Boulevard, Nashville, TN, 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. I covenant that I am are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever 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 hand this 18th day of September, 2006.

Ted Welch

Ted Welch

I, **Colleen Marie Welch**, wife of Ted Welch, execute this deed for the sole purpose of waiving any interest I may have in the above-described property, especially any marital or homestead interest.

Colleen Marie Welch

Colleen Marie Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Deborah Fertitta, a Notary Public in and for said County and State, **Ted Welch**, the within named bargainor, 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 at 461 21st Ave South, Nashville TN, this 18th day of September, 2006.

Deborah Fertitta
Notary Public

My Commission Expires: 3/21/09

DEBORAH FERTITTA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Deborah Fertitta, a Notary Public in and for said County and State, **Colleen Marie Welch**, the within named individual, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 461 21st Ave So, Nashville, TN, this 18th day of September, 2006.

Deborah Fertitta
Notary Public

My Commission Expires: 3/21/09

DEBORAH FERTITTA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ENCUMBRANCES:

1. Taxes for the year of 2006, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of The Plus Park, Section Fourteen of record in Plat Book 4595, page 192, Register's Office of Davidson County, Tennessee.