WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/06 08:35 2 pg
Fees:13.00 Taxes:3422.50
20061003-0122074

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Mildred Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PE VENTURES, LLC	SAME AS NEW OWNER	MAP 169 PAR 13
(NAME)	(NAME)	
1034 CHANCERY LANE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MILDRED CHRISTINE DEAL BROWN**, HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PE VENTURES, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, being described according to an unrecorded survey by John Kohl & Company, 400 7th Avenue South, Nashville, TN 37203, Patrick S. Coode, Surveyor, Tennessee License No. 855, dated September 28, 2006, as follows, to-wit:

BEGINNING at the east right of way of McCrory Lane, approximately 134.99 feet north of the northerly right of way of Highway 100; thence along said east right of way N 04 deg. 47' 21" E, 618.81 feet to an iron pin at the southwest corner of Lot 4 on the Plan of Natchez Trace Estates, recorded in Plat Book 7900, page 282, R.O.D.C.T.; thence leaving said right of way S 82 deg. 14' 11" E, 270.03 feet to an iron pin; thence S 82 deg. 45'45" E, 9.87 feet to an iron pin; thence S 04 deg. 48' 32" W, 508.52 feet to an iron pin; thence S 75 deg. 30' 57" W, 183.85 feet to an iron pin; thence S 76 deg. 24' 11" W, 111.50 feet to the point of beginning, containing 3.62 acres, more or less.

Being a portion of the same property conveyed to Mildred Christine Deal Brown, an unmarried person, by deed of record in Book 8091, page 641, and originally in Book 5788, page 131, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 8960 McCrory Lane, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of September, 2006.

Mildred Christine Deal Brown
MILDRED CHRISTINE DEAL BROWN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, MILDRED CHRISTINE DEAL BROWN the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 9/29/2006.

Commission expires: 2-10-08

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY

My Commission Expires FEB. 10, 2008