200608078

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 4th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA MEARY NOTARY PUBLIC LARGE WILLIAMSON COUNTY

P-SZC-06-1200

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC (HTI)
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom M. Aci	~~To Be Determined~~	
25003 Shady Glen Ct. (ADDRESS)	(NAME) NEW OWNER (ADDRESS)	
Stevenson Ranch, CA 91381 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	83-13-251.00

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 INVESTMENT PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TOM M. ACI, MARRIED, 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 the City of Nashville, County of Davidson, State of Tennessee, being Lot No. 75 of the Payne, Blakemore and Cummings Addition to East Nashville, of recorded in Plat Book 57, Page 70 Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 75 fronts 68 feet the southerly side of Shelby Avenue and runs back between parallel lines, with the easterly margin of South 12th Street,160 feet to an alley and contains, 10,880 square feet more or less.

(a) Being the same property conveyed to JUDITH NASH, UNMARRIED by deed (DEEDWARR) from MARK D. MORRIS AND WIFE, KELLEY M. MORRIS, of record in Deed Instrument 200403260034385 on 03/19/2004 and filed for record on 03/26/2004 , Register's Office for said County.
(b) Being the same property conveyed to INVESTMENT PROPERTIES, LLC by deed (DEEDQC) from JUDITH NASH of record in Deed Instrument 200404050037864 on 03/31/2004 and filed for record on 04/05/2004 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1200 SHELBY AVENUE, Nashville, Tennessee 37206
(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 4th day of October, 2006.

Judith D Nash
Investment Properties, LLC

Davidson County DEEDWARR
Recvd: 10/11/06 10:30 2 pgs
Fees:13.00 Taxes:814.00

20061011-0126202

STATE OF Tennessee
COUNTY OF DAVIDSON

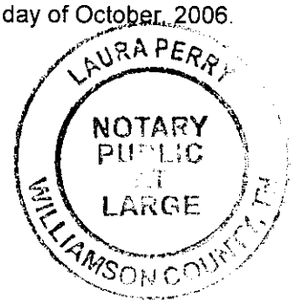
On this the 4th day of October, 2006, before me personally appeared , Judith Nash to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Organizer of Investment Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of October, 2006.

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:
Homeland Title, LLC (HTI)
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959