This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/11/06 14:22 2 pgs
Fees:13.00 Taxes:166.50
20061011-0126491

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Foursight Investment Group, LLC<br>709 Cedar Crest Drive<br>Nashville, TN 37209 | same | 082-07-0 176.00 |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Eddy C. Brown**, an unmarried man, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Foursight Investment Group, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being all of Lot 36, East Nashville Real Estate Co's Plan of Lots of record in Book 57, page 11, Register's Office for Davidson County. Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> Being that same property conveyed to Eddy C. Brown by deed from Bank One, National Association, as Trustee, F/K/A First National Bank of Chicago of record in Instrument No. 20010907-0097530, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2006 property taxes are being paid at closing.
2. All matters on the Plan of record in Plat Book 57, page 11, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

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, its successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

This improved property is known as: 309 Hancock Street, Nashville, TN 37207.

WITNESS MY HAND this 10th day of October, 2006, in Franklin, Tennessee.

EDDY C. BROWN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Eddy C. Brown, 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, at Franklin, Tennessee, this 10th day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 10th day of October, 2006, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-24-07

18339.2006/ml
foursight investment group 309 hancock.wd