PREPARED BY:
Audrey Weeks Ewell
7723 Ashton Avenue
Manassas, VA 20109

SEND TAX BILLS
AFTER RECORDING, MAIL TO:
Yaniz Enterprises, LLC
1172 South Dixie Highway, #403
Coral Gables, FL 33146

Davidson County DEEDWARR
Recvd: 10/11/06 15:54 3 pgs
Fees:18.00 Taxes:170.20
20061011-0126585

INTERNAL REVENUE SERVICE DEED

KNOW ALL MEN BY THESE PRESENTS:

That **THE UNITED STATES OF AMERICA**, acting by and through the **INTERNAL REVENUE SERVICE**, as grantor, Cleve Daniels SPECIAL AGENT IN CHARGE, Criminal Investigation, Internal Revenue Service, Nashville Field Office, in consideration of the bid of FORTY SIX THOUSAND AND NO/100 ($46,000.00) by **Yaniz Enterprises, LLC, a Florida limited liability company** as grantee, whose mailing address is: 1172 South Dixie Highway, #403, Coral Gables, FL 33146 has granted, bargained, sold and transferred and by these presents does grant, bargain sell and transfer unto grantee all right, title and interest in and to the following property:

SEE EXHIBIT "A" ATTACHED HERETO

No warranties, expressed or implied, with reference to marketability, salability, transferability or insurability of title are included herein and the grantee expressly agrees to accept whatever quality of title the United States may possess at this time.

TO HAVE AND TO HOLD THE SAME together with all singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest and claim whatsoever in the said property either in law or equity, to the use, benefit and behoove of the Grantee, its successors and assigns forever. Said property has been in custody and control of the United States of America, and pursuant to the order of this Court in Case No.3:03-00077 United States District Court for the Middle District of Tennessee, Nashville Division, the SPECIAL AGENT IN CHARGE, Criminal Investigation, Internal Revenue Service, has been directed to dispose of said property.

This deed is executed to consummate the sale made by the SPECIAL AGENT IN CHARGE, Criminal Investigation, Internal Revenue Service, Nashville Field Office, in accordance with the terms of the Order entered by the United States District Court for the Middle District of Tennessee Nashville Division in the case of the United States of America Vs. Keith Smith, in Re: Forfeiture of Real Property known as 1815 Cephas Street, Nashville, Davidson County, Tennessee, Assessor's Parcel # 081-07-0-396-00, with all appurtenances and improvements thereon, which the Grantee was the successful bidder for the property herein described.

IN WITNESS WHEREOF, I have signed and sealed these presents

this 14th day of September, 2006.

Janet L. Heath
WITNESS

Janet L. Heath
PRINTED NAME

Jennifer L. Pollard
WITNESS

Jennifer L. Pollard
PRINTED NAME

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE INTERNAL REVENUE SERVICE

Cleve Daniels
Special Agent in Charge
Criminal Investigation
Internal Revenue Service
Nashville Field Office

STATE OF)
) ss:
COUNTY OF)

Before the undersigned authority, this day, personally appeared Cleve Daniels SPECIAL AGENT IN CHARGE, who acknowledged to me that he/she executed the foregoing instrument for the purpose and consideration therein expressed and who is personally known to me or who produced a driver's license or personally known as identification.

WITNESS my hand and official seal at Davidson County,

this 14th day of September, 2006.

Leslie E Cameron
Notary Public

Leslie E Cameron
Printed Name

LESLIE E. CAMERON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

My commission expires: 5-22-2010

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Woodard Plan of record in Plat Book 57, Page 21, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to United States of America by Orders of record in instrument No. 200505250058786 and instrument No. 200510070121616, Register's Office of Davidson County, Tennessee.

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ 46,000.00

S R Carter
Affiant

Sworn to and subscribed before me this 11th day of October, 2006.

Jennifer Chandler Cole
Notary Public

My Commission Expires: 11/24/07

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