(2)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of October, 2006.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/13/06 10:40 2 pg
Fees:13.00 Taxes:358.90
20061013-0127364

ADDRESS NEW OWNER(S) AS FOLLOWS:
Clay N. Kelton and spouse, Rebecca P. Kelton
1812 Martin Street
Nashville, Tennessee 37203

SEND TAX BILLS TO: Clay N. Kelton & Rebecca P. Kelton MAP-PARCEL NUMBERS:
~~1006 S. Douglas~~ P.O. Box 41934
Nashville, TN 37204 105-11-0-109.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Aubrey C. Miles, Jr., unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to Clay N. Kelton and spouse, Rebecca P. Kelton, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING the south 50 feet of the North 150 feet of the East 156 feet of Lot No. 13 on the Plan of Jeseph W. Horton's Subdivision of lots, of record in Book 1, Page 44, Chancery Court of Nashville.

Being the same property conveyed to Aubrey C. Vanleer and wife, Lucille Vanleer by Warranty Deed from Willie J. Myers, unmarried, of record in Deed Book 9703, page 701, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Audrey Denise Miles 50% and Aubrey C. Miles, Jr. 50% by Quitclaim Deed from Lucille Vanleer of record in Book 10674, page 150, Register's Office for Davidson County, Tennessee. The said Aubrey C. Vanleer is deceased. Said property was further conveyed to Aubrey C. Miles, Jr. by Quitclaim Deed from Audrey Denise Miles of record in Book 11000, page 989, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1812 Martin Street, Nashville, TN 37203.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 4th day of October, 2006.

Aubrey C. Miles Jr. by Tamara Martin attorney-in-fact

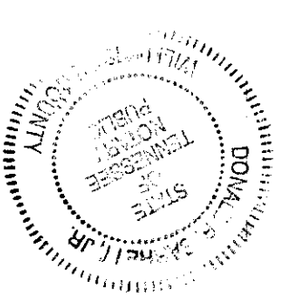
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tamara Martin, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Aubrey C. Miles, Jr. and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained

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

Notary Public

My Commission Expires: 10/10/09



260901429