Davidson County DEEDWARR
Recvd: 10/18/06 10:29 3 pgs
Fees:18.00 Taxes:1184.00
20061018-0129227

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of October, 2006, by and between JOHN D. DENTON, AN UNMARRIED MAN, hereinafter called Grantor, and MINGJO, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JOHN D. DENTON, AN UNMARRIED MAN, as Grantor, does hereby bargain, sell, transfer and convey unto MINGJO, LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1106 McGAVOCK PIKE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, it successors and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER:

JOHN D. DENTON
Signature of Seller

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOHN D. DENTON, the within named bargainor, 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 Madison, Tn, **this** 11 **day of October, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

MINGJO, LLC

1106 McGAVOCK PIKE
NASHVILLE, TN 37216

Property Address:

1106 McGAVOCK PIKE, NASHVILLE, TN 37216
Person Responsible for Taxes:

same

Map & Parcel #: MAP 72-6, PARCEL 256

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$320000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Kristie S. Taylor
Affiant

Sworn to and subscribed before me, a Notary Public, this 11 day of **October, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7913

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the westerly 65 feet front of Lot No. 15 and the easterly 47 feet front of Lot No. 14 and a small triangular strip of Lot No. 16 and a part of an alley South of Lot No. 16 on the Map of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property of record in Book 332, page 44, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Maxey Avenue or Lane 6 feet West of the common corner of Lots 15 and 16 in said Subdivision; thence southerly 215 feet more or less to a point 6 feet East of the Southeast corner of Lot No. 15 of said subdivision; thence westerly with the southerly margin of Lots Nos. 15 and 16, 158 feet more or less to a point; thence northerly passing the northwest corner of an outhouse and passing on the westerly side of a maple tree, 215 feet more or less to a point in the southerly margin of Maxey Avenue or Lane; thence eastwardly with the southerly margin of Maxey Avenue or Lane, 112 feet to the point of beginning.

Being the same property conveyed to JOHN D. DENTON, AN UNMARRIED MAN, by Installment Deed from WILLARD J. AND KATHLEEN T. WALLACE, of record in Book 10515, Page 453, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (MAP 72-6, PARCEL 256).
2. All matters as set forth on the Plan of record in Plat Book 332, page 44, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.