BOX 10-A

| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| HARRIS TITLE & ESCROW, LLC<br>40 Burton Hills Boulevard<br>Suite 150<br>Nashville, Tennessee 37215<br>615.665.9766<br>File #0610087<br><br>**Record and Return to:** | The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 31st day of October, 2006.<br><br>Notary Public<br><br>My commission expires: |

# WARRANTY DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | TAX MAP-PARCEL NUMBERS: |
|---|---|---|
| JBS Enterprises<br>4705 Alabama Ave<br>Nashville, TN 37209 | New Owner | MAP 130-8 PARCEL 93 |

**FOR AND IN CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Suzanne Ray and husband, Stephen Ray**, who acquired title as Steven Ray, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **JBS Enterprises,** a Tennessee general partnership, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot 29 on the Plan of Sharber's Harding Place Subdivision not of record, and described as follows:

Beginning at a point in the southerly margin of Trimble Road at the corner of Lots Nos. 28 and 29; thence with the line between said lots, southerly 349 feet to a point, the corner of Lots Nos. 8 and 9; thence with the line between Lots 29 and 8, easterly 100 feet to the corner of Lots 7, 8, 29 and 30; thence with the line between Lots 29 and 30, northerly 341 feet to the southerly margin of Trimble Road; thence with the margin of the same, westerly 100 feet 5 inches to the beginning.

Being the same property conveyed to Suzanne Ray and husband, Steven Ray, by deed from R. Jack Karnes, Jr. and Virginia P. Karnes, Trustees under the R. Jack Karnes, Jr. and/or Virginia P. Karnes Revocable Living Trust dated June 3, 2003, of record at Instrument No. 20060105-0001376, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive Covenants of record in Book 1165, page 128, Register's Office for Davidson, Tennessee.

**This is improved property known as: 3811 Trimble Rd., Nashville, TN 37215**

**TO HAVE AND TO HOLD** said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTORS COVENANT** that they are lawfully seized of said land in fee simple, have a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTORS FURTHER COVENANT** and bind themselves and their successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

**WITNESS THE EXECUTION HEREOF** this 31st day of October, 2006.

Davidson County DEEDWARR
Recvd: 11/02/06 11:42 2 pgs
Fees:13.00 Taxes:1665.00
20061102-0136219

Suzanne Ray

Stephen Ray

**STATE OF TENNESSEE**

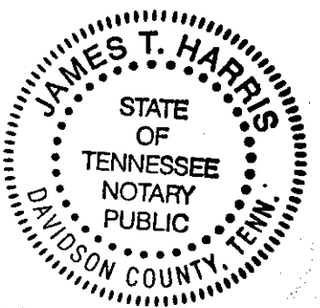
**COUNTY OF DAVIDSON**

Before me, the undersigned Notary Public, personally appeared, Suzanne Ray and Stephen Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 31st day of October, 2006.

Notary Public

My commission expires:




My Commission Expires MAY 23, 2009