03

Realty Title
Box 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 11/30/06 14:24 3 pgs
Fees:18.00 Taxes:610.50

20061130-0148019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 4th day of November, 2006.

Notary Public
My commission expires: ~~02/22/09~~ 7/24/2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

03-0611-34220

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Siempre Enterprises c/o Carolyn Tune 217 Brook Hollow Road Nashville, TN 37205	Same	102-04-0 007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rufus K. Gann, Jr. and Sarah Gann Spann, Co-Executors of the Estate of Dorothy G. Curtis, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Siempre Enterprises, a Tennessee General Partnership, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 1038 on the Map of Charlotte Park, Section 13, of record in Book 2900, Pages 142 and 143, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leroy W. Curtis, and wife, Dorothy G. Curtis, by deed from Victor Harold Willis, and wife, Dorothy Hobday Willis, dated December 01, 1961, recorded December 01, 1961, of record in Book 3312, Page 335, Register's Office for Davidson County, Tennessee. By Deed of record in Book 3347, Page 293, the said Leroy W. Curtis, and wife, Dorothy G. Curtis conveyed a Life Estate in subject property to Mollie Ann Curtis Wilson.

Mollie Ann Curtis having since died, on or about February of 1984. Leroy W. Curtis having also died on or about August of 1979. Dorothy G. Curtis subsequently died and by Will of record in The Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), Docket No. 06P-1053, subject property was devised to Rufus K. Gann, Jr. and Sarah Gann Spann, Co-Executors of the Estate of Dorothy G. Curtis, deceased.

Susan G. Bennett, Marjorie G. Akin, Rufus K. Gann, Jr. and Sarah Gann Spann, Individually, hereby join in the execution of this instrument to convey any interest they may have in subject property and specifically with regard to a right of first refusal pursuant to the Last Will and Testament of Dorothy G. Curtis, deceased.

This conveyance is subject matters shown on plat of record in Plat Book 2900, Pages 142 and 143, Register's Office for Davidson County, Tennessee.

This property is improved property known as 519 Starliner Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of November, 2006.

Rufus K. Gann, Jr., Individually

Sarah Gann Spann, Individually

Rufus K. Gann, Jr., Co-Executor of
The Last Will and Testament of
Dorothy G. Curtis, deceased

Sarah Gann Spann, Co-Executrix of the
Last Will and Testament of Dorothy G.
Curtis, deceased

Marjorie G. Akin, Individually

Susan G. Bennett, Individually
By: Rufus K. Gann, Jr., Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rufus K. Gann, Jr., Sarah Gann Spann and Marjorie G. Akin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 17th day of November, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rufus K. Gann, Jr., Sarah Gann Spann, Co-Executors of the Last Will and Testament of Dorothy G. Curtis, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and in the capacity thereof.

Witness my hand in Nashville, TN, this 17th day of November, 2006.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rufus K. Gann, Jr., 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 herein contained, and who further acknowledged that he is the attorney in fact for Susan G. Bennett, and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2006.

Commission expires 2/22/09

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN