27-A ½

NAME AND ADDRESS OF NEW OWNERS:
WineDown Accessories, LLC
813 Russleo Drive
Nashville, TN 37209

PREPARED BY:
Peter V. Hall, P.C., Attorney
1535 W. Northfield Blvd, Ste. 8
Murfreesboro, TN 37129

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 12/04/06 09:33 2 pgs
Fees:13.00 Taxes:462.50
20061204-0148954

WARRANTY DEED

(Map 79, Parcel 26)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Sarah Hood and husband Henry S. Hood,** have bargained and sold and do hereby transfer and convey unto **WineDown Accessories, LLC, a Tennessee limited liability company,** its successors and assigns, forever, that certain property located and situated in **Davidson County, Tennessee,** and more particularly described as follows:

Being a tract of land in the 8th Civil District of Davidson County, Tennessee, of record in instrument no. 20031125-0171242 Registers Office of Davidson County, being more particularly described as follows;

Commencing at the centerline intersection of Centennial Boulevard and L & N Railroad right of way, thence; N 39°02'25" W a distance of 142.76' to an iron pin set (18" rebar with orange cap labeled " Byrd Surv. Inc"), this being the true point of beginning;

Thence with the easterly right of way of the L & N Railroad with a curve turning to the right having an arc length of 454.98', with a radius of 1385.81', a chord bearing of N 47°23'45" W, and a chord length of 452.94' to an iron pin set (18" rebar with orange cap labeled " Byrd Surv. Inc");

thence N 71°47'44" E a distance of 218.87 to an iron pin set (18" rebar with orange cap labeled " Byrd Surv. Inc");

thence S 18°30'00" E a distance of 395.42'; to the point of beginning, having an area of 48905 square feet, 1.12 acres more or less according to a survey by Jeffrey A. Leopard of Byrd Surveying, Inc., 240 Great Circle Rd., Nashville TN, 37228.

BEING the same property conveyed to Sarah Hood and husband, Henry S. Hood by Warranty Deed of record in Instrument No. 20031125-0171242, of the Register's Office of Davidson County, Tennessee.

SUBJECT to Easement Agreement of record in Book 6620, page 218*; any and all matters of record, *and Book3867, page 4865

Subject to the right-of-way of th L & N Railroad.

Unimproved property at 7119 Centennial Blvd., Nashville, TN 37209

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2006 real property taxes which will be prorated at closing and paid by the Grantors.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this 10th day of November, 2006.

Sarah Hood

Sarah Hood

Henry S. Hood

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sarah Hood and Henry S. Hood,** the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument, for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 10th day of November, 2006.

My Commission Expires:

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: 2-18-08

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$125,000.00,** which amount if equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 10th day of November, 2006.

My Commission Expires:

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: 2-18-08

Notary Public