THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20222-6
Davidson Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Nocturne Village Investors 1608 Pakenhams Retreat Hermitage, TN 37076	New Owner	Map 070-03, Parcels 6 and 7 and Map 070-07, Parcels 62 and 63

Davidson County DEEDWARR
Recvd: 12/06/06 08:04 3 pgs
Fees:18.00 Taxes:1110.00
20061206-0150354

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, FLORINE P. HOLT, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NOCTURNE VILLAGE INVESTORS, a Tennessee joint venture composed of Clyde D. Manis, Mickey D. Manis, Quincy T. Salam and David N. Salam, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot Nos. 49, 50, 51 and 56 on the Map of the Free Silver Plan showing the Second Addition, of record in Book 332, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.
>
> BEING all of the same property conveyed to Florine Holt by deed from J.C. Villines and wife, Birdie Mai Villines, of record in Instrument Book 1320, Page 146, Register's Office for Davidson County, Tennessee, also being part of the same property conveyed to Nicholis P. Holt and wife, Florene Holt by deed from T.F. Peach and wife, Bessie Peach, in Book 2805, Page 211, Register's Office for Davidson County, Tennessee, said Nicholis P. Holt having since died on April 1, 2003, vesting title in Florine P. Holt as surviving tenant by the entirety.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 5th day of December, 2006.

Florine P. Holt

Florine P. Holt

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 Florine P. Holt, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of December, 2006.

Jennifer L Johnson

NOTARY PUBLIC

My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me this
1st day of December, 2006.

Notary Public
My commission expires: 3/22/09

Exhibit "B"
Permitted Encumbrances

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

(b) Matters on the Plan of record in Book 332, Page 46, in the Register's Office for Davidson County, Tennessee.

(c) Right of Way and Easement conveyed to Metropolitan Government in Book 8295, Page 649 and re-recorded in Book 8299, Page 314, said Register's Office.

(d) Grant of Overhead Line Easement to the Metropolitan Government in Instrument No. 20020419-0098854, said Register's Office.

(e) Easement to the Tennessee Electric Power Company in Book 787, Page 41, said Register's Office.

(f) Matters shown on survey by Martin Engineering & Surveying, LLC, Douglas A. Koonce, R.L.S. #2290, dated November 14, 2006.