WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRNC Properties, LLC	SAME	MAP 71-14 PAR 248
(NAME)	(NAME)	
6719 Duquaine Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Howard Ray Strickland, and wife, Helen J. Strickland,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRNC Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Howard Ray Strickland and wife, Helen J. Strickland by deed of record in Book 9728, page 944, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 1328 Vashti Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 1st day of December, 2006.

Davidson County DEEDWARR
Recvd: 12/06/06 08:30 2 pgs
Fees:13.00 Taxes:1332.00
20061206-0150442

Howard Ray Strickland

Helen J. Strickland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Howard Ray Strickland, and wife, Helen J. Strickland the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 12/1/2006.

Commission expires: 2-10-08

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

Notary Public

EXHIBIT "A" TO WARRANTY DEED

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 56, 57, 58, AND 59 IN HANIE'S GLADSTONE ADDITION. A PLAN OF WHICH IS RECORDED IN BOOK 161, PAGES 10 AND 11, AT THE REGISTERS OFFICE FOR SAID COUNTY, INCLUDING A 5.0 FOOT BY 161.53 FOOT STRIP OF LAND, NORTH FROM THE ORIGINAL NORTH LOT LINES OF LOTS 56, 57, 58, AND 59 TO THE CENTER OF ALLEY 2000, NOW ABANDONED BY ORDINANCE NUMBER 83-1169 AND BEING MORE PARTICULARLY DESCRIBED BY A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, NOVEMBER 10, 2006, AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY OF VASHTI STREET (50' R.O.W.) AND THE CENTERLINE OF ALLEY 2000 (10' WIDE), NOW ABANDONED BY ORDINANCE NUMBER 83-1169, AND ALSO BEING THE NORTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT OF LAND AND THE SOUTHWEST CORNER OF LAND CONVEYED TO ACU II, LLC IN BOOK 10590, PAGE 458, R.O.D.C.;

THENCE WITH THE CENTERLINE OF SAID ABANDONED ALLEY AND THE SOUTH LINE OF ACU II, LLC, SOUTH 54° 08' 16" EAST, 161.23 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF LAND CONVEYED TO JOHN BOTTOM IN BOOK 4065, PAGE 838, R.O.D.C.;

THENCE WITH THE WEST LINE OF PROPERTY CONVEYED TO JOHN BOTTOM, SOUTH 32° 06' 49" WEST, 131.89 FEET TO AN IRON PIN FOUND IN THE NORTHEAST RIGHT- OF-WAY OF SPURGEON AVENUE (50' R.O.W.);

THENCE WITH THE RIGHT-OF-WAY OF SPURGEON AVENUE, NORTH 53° 33' 32" WEST, 165.98 FEET TO AN IRON PIN SET IN THE SOUTHEAST RIGHT-OF-WAY OF VASHTI STREET;

THENCE WITH THE SOUTHEAST RIGHT-OF-WAY OF VASHTI STREET, NORTH 34° 01' 00" EAST, 130.00 FEET TO THE POINT OF BEGINNING CONTAINING 21,408 SQUARE FEET OR 0.49 ACRES MORE OR LESS.

TIMOTHY MARK DONLON, RLS

N.A.S.

H.J.S.