Davidson County DEEDWARR
Recvd: 12/06/06 15:24 3 pgs
Fees:18.00 Taxes:1964.70
20061206-0151048



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 531,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of November, 2006.

Notary Public

My commission expires: 10/10/09

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
SK Coral, LLC 4316 Dale Avenue Nashville, TN 37204	Same	118-8 / 66

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MATTESON-HUDSON CONSTRUCTION COMPANY ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto SK CORAL, LLC, a Tennessee limited liability company ("GRANTEE"), its successors and assigns, certain real estate in Nashville, Davidson County, Tennessee, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"), and being described more particularly as follows:

LAND in Davidson County, Tennessee, being Lot No. 38, on the Plan of Resubdivision of Lots 37 and 38, Grandview Heights, as shown on plat of record in Instrument No. 20060113-0005375, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Matteson-Hudson Construction Company, by deed of record in Instrument No. 20050615-0068291, Register's Office for Davidson County, Tennessee. By instrument of record as Instrument No. 20060113-0005375, said Register's Office, lots 37 and 38 were combined into one lot.

This is improved property located at 2417 Eugenia Avenue, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth on Exhibit A, attached hereto and incorporated herein by reference. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging to GRANTEE, its successors and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its heirs, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 29th day of November, 2006.

MATTESON-HUDSON CONSTRUCTION COMPANY

By: _____

Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joe Vaulx Crockett III, a Notary Public in and for the said County and State, personally appeared Thomas A. Hudson Jr., with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of MATTESON-HUDSON CONSTRUCTION COMPANY, the within-named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal in Nashville, Tennessee, this the 29th day of November, 2006.

_____
Notary Public
My Commission Expires: _____

JOE VAULX CROCKETT III STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

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EXHIBIT "A"

EXCEPTIONS TO TITLE

The Property is conveyed subject to the following matters:

1. Taxes for the current year which have been prorated.

2. All matters shown on Plat recorded as Instrument No. 20060113-0005375, Register's Office for Davidson County, Tennessee.

3. Application to Combine Parcels of record as Instrument No. 20060105-0001618, said Register's Office.