When recorded return to:

TrustLand Title & Escrow, LLC.
1720 West End Ave, Ste 400
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 12/12/06 13:21 2 pgs
Fees:13.00 Taxes:84.73
20061212-0153367

(Seal)

PENNY ALLISON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $22,900.00.

Affiant

Subscribed and sworn to before me on this 8th day of December 2006.

Notary Public
My commission expires: 3/25/07

V096-2335
This instrument was prepared by:
Wilson and Associates, PLLC
100 Winners Circle, Suite 110
Brentwood, TN 37027
(615) 221-0021

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Southeast Real Estate Development, LLC 2719 Jefferson Street Suite E Nashville, TN 37208	Same as New Owner	08103001800

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Phase 10 Management, LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Southeast Real Estate Development, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee, and its successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 & 15, on the Plan of Buena Vista Heights Addiction, of record in Book 161, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phase 10 Management, LLC by deed from Lamont Shelton of record in Instrument No. 20060519-0059131, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself and representatives, to warrant and forever defend the title to said land to said Grantee, it successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 08th day of December 2006.

Phase 10 Management, LLC

Derrick V. Leonard

Christy L. Leonard

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Derrick V. Leonard and Christy L. Leaonard d/b/a Phase 10 Management, LLC, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 8th day of December 2006.

(Seal)

PENNY ALLISON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/07