When recorded return to:

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

(Seal)

PENNY ALLISON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $31,000.00.

Affiant

V096-2333
This instrument was prepared by:
Wilson and Associates, PLLC
100 Winners Circle, Suite 110
Brentwood, TN 37027
(615)221-0021

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

Notary Public
My commission expires: 3/25/07

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	08103006100

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:

Tract 1: Land in Davidson County, Tennessee, being the westerly 110 feet of an unnumbered lot called the Butterworth Lot on the Map of H. N. Myers Subdivision, as of record in Book 21, Page 48, Register's Office for said County, described as follows:

Beginning on the northerly margin of Walsh Street, at the southeast corner of Lot No. 27; thence with the easterly line of said lot, northwardly 160 feet to the southerly margin of an alley; thence with said alley, eastwardly 110 feet; thence southwardly 160 feet, more or less, to the northerly margin on Walsh Street; thence with said Street, westwardly 110 feet to the beginning.

Davidson County DEEDWARR
Recvd: 12/12/06 13:39 2 pg:
Fees:13.00 Taxes:114.70
20061212-0153377

Being the same property conveyed to Phase 10 Management, LLC by deed from Joseph D. Freeman, of record in instrument No. 20060718-0086703, Register's Office for Davidson County, Tennessee.

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.

DL
CC [redacted]

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. Leonard 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