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THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON.** **Attorneys at Law** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,400.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2006. Notary Public My Commission Expires: SCOT W. O'BRIEN MY COMMISSION EXPIRES January 27, 2008

SPECIAL WARRANTY DEED

Address New Owner: Alayna Bennett 1719 Linden Avenue Nashville, TN 37212	Send Tax Bills to: New Owner Davidson County DEEDWARR Recvd: 12/22/06 12:29 3 pgs Fees:18.00 Taxes:1629.48 20061222-0158205	Tax Information: 104 160 19400

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Linden House, L.L.C. (formerly known as Linden Holding, L.L.C.), a Texas limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Alayna Bennett ("Grantee"), as her sole and separate property, her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 1719 Linden Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and her successors, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer, on this 14th day of December, 2006.

Linden House, L.L.C., a Texas limited liability company

By: _____
Archie Bennett, Jr., Sole Member

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Archie Bennett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the sole member of Linden House, L.L.C., a Texas limited liability company, to execute the within instrument on its behalf, and who further acknowledged that as its sole member, he is authorized by Linden House, L.L.C., a Texas limited liability company, to execute the within instrument on its behalf.

Witness my hand and official seal at office, this 14th day of December, 2006.

_____
Notary Public

My Commission Expires: _____

SCOT W. O'BRIEN
MY COMMISSION EXPIRES
January 27, 2008

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 103 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights as of record in Plat Book 332, page 117, Register's Office for said County, to which plan reference is made for a more complete description.

Beginning at the southwest corner of Linden Avenue West and an alley, being the northeast corner of said Lot No. 103; thence with the westerly margin of said alley southerly 175.00 feet to the northerly margin of an alley; thence with the northerly margin of said last mentioned alley westerly 60.0 feet to the corner of Lots Number 103 and 102; thence with the line between the two lots northerly 201.4 feet to the southerly margin of Linden Avenue; thence with said margin easterly 60.0 feet, more or less, to the beginning.

Being the same property conveyed to Linden Holding, L.L.C., a Texas limited liability company, by deed dated April 9, 2003 from Kevin Max, formerly known as Kevin Max Smith, and wife, Alayna Bennett-Max, formerly known as Alayna Bennett, of record as Instrument No. 20030417-0051553, Register's Office for Davidson County, Tennessee. Linden Holding, L.L.C. has since changed its name to Linden House, L.L.C. pursuant to Articles of Amendment filed with the Secretary of State of the State of Texas on May 27, 2005.

This conveyance is made subject to:

1) 2006 County taxes;

2) All matters appearing on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee.