This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $180,000.00.

Affiant

Subscribed and sworn before me this the 15th day of December, 2006.

Notary Public
My commission expires: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mark Warner 4102 Rockdale Avenue Nashville, TN 37204	New Owner	132-01-0-012

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Medca Ventures LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Warner, an unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 6, of Block 14, on the Map of College Park, of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of lot fronts 140.27 feet on the easterly side of Rockdale Avenue, and extends back 110.54 feet on the north line and 160 feet on the south line to a dead line in the rear on which it measures 124 feet.

Being the same property conveyed to MEDCA VENTURES LLC, by deed from EDWARD E. SHAKE AND WIFE, JANICE A. SHAKE, of record as Instrument No. 20040520-0059358, dated May 14, 2004, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4102 Rockdale Avenue, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 15th day of December, 2006.

Medca Ventures LLC

By: _____

Brian Shake, member

Davidson County DEEDWARR
Recvd: 12/28/06 07:54 2 pgs
Fees:13.00 Taxes:666.00

20061228-0159744

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Medca Ventures LLC, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2006.

My commission expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian Shake, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a L.L.C., and that he, as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the L.L.C. by the said Brian Shake as such Member.

Witness my hand and official seal this 15th day of December, 2006.

My Commission Expires:
11/22/08

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY