This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/29/06 11:52 2 pgs
Fees:13.00 Taxes:129.50
20061229-0160709

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Foursight Investment Group, LLC 709 Cedar Crest Drive Nashville, TN 37209	same	082-04-0 059.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ethel Nixon**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Foursight Investment Group, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 288 and 289 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.
>
> Said Lots adjoin and front together 62 feet on the westerly side of North 8th Street and run back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to Silas Nixon and wife, Ethel Nixon, by deed from J. T. Murphree, Thomas H. Pratt, Jr. and Donald W. Pratt, d/b/a Murphree-Pratt Land Company, of record in Book 5139, page 547, Register's Office for Davidson County, Tennessee. Silas Nixon is deceased.
>
> Subject property is not the principal residence of Grantor.

Subject to the following restrictions and conditions:

1. 2006 property taxes are being paid at closing.
2. All matters appearing on the Plan of record in Plat Book 421, page 12, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

This improved property is known as: 1114 N. 8th Street, Nashville, TN 37207.

WITNESS MY HAND this 29th day of December, 2006, in Franklin, Tennessee.

ETHEL NIXON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Ethel Nixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 29th day of December, 2006.

NOTARY PUBLIC

THOMAS H. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $35,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 29th day of December, 2006, in Franklin, Tennessee.

NOTARY PUBLIC

THOMAS H. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 7-24-07

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foursight investment group 1114 N 8th.wd