PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 01/02/07 14:07 3 pgs
Fees:18.00 Taxes:556.85

20070102-0000534

ASSUMPTION WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **December, 2006** between SOUTHERN LAND ACQUISITIONS, INC., A NEVADA CORPORATION, GRANTOR, and TINNON MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, INCLUDING THE GRANTEE'S ASSUMPTION OF THAT CERTAIN NOTE AND DEED OF TRUST FROM SOUTHERN LAND ACQUISITIONS, INC., TO SANDY WILSON, TRUSTEE, IN THE ORIGINAL PRINCIPAL AMOUNT OF $120,000.00, OF RECORD IN INSTRUMENT NUMBER 20060518-0058332, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND GRANTEES HEREBY ASSUME AND AGREE TO PAY WHEN DUE AND HOLD GRANTOR HARMLESS FROM SAME, AND GRANTEES FURTHER AGREE TO ABIDE BY AND FULFILL THE TERMS, CONDITIONS, AND PROMISES CONTAINED IN SAID DEED OF TRUST AND THE NOTE EVIDENCING THE SAME AS FULLY AND COMPLETELY AS IF THE PURCHASER WAS A SIGNATURY TO THE DEED OF TRUST AND NOTE AT THE TIME OF ITS EXECUTION AND DELIVERY, the receipt of which is hereby acknowledged, SOUTHERN LAND ACQUISITIONS, INC., A NEVADA CORPORATION, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto TINNON MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 709 ROOSEVELT AVE. & 297 SCALF DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR and GRANTEEs on the day and year first above written.

SOUTHERN LAND ACQUISITIONS, INC., A NEVADA CORPORATION

ROBERT NOTESTINE, PRESIDENT
Signature of Seller

TINNON MEDLEY
Signature of Buyer

BETTYE S. MEDLEY
Signature of Buyer

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINNON W. MEDLEY AND WIFE, BETTYE S. MEDLEY, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 13 day of Dec., 2006.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My commission expires: 05-24-2008

CORPORATE
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise C. Allis, a Notary Public of said State and County aforesaid, personally appeared ROBERT NOTESTINE with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be PRESIDENT of SOUTHERN LAND ACQUISITIONS, INC., the within named bargainor, a corporation, and that he/she as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as PRESIDENT.

Witness my hand and seal, at office in Madison Tn, this the **13th** day of **December, 2006.**

Notary Public

My Commission Expires: 5/24/2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE DENISE C. ALLIS

Name and Address of Property Owner:

TINNON MEDLEY and BETTYE S. MEDLEY
2433 TINNIN RD.
GOODLETTSVILLE, TN 37072

Property Address:

709 ROOSEVELT AVE. & 297 SCALF DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 43-6, PARCELS 346 & 347

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$150,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **December, 2006.**

Notary Public

My Commission Expires: 5/24/2008

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE DENISE C. ALLIS

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

TRACT 1: 297 Scalf Drive

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lots 3 and 4 of the resubdivision of Lots 9 & 23, Anderson Estates, as of record in Book 5190, Page 661, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TRACT 2: 709 Roosevelt Avenue

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Lots 3 and 4 of the resubdivision of Lots 9 and 23, Anderson Estates of record in Book 5190, Page 661, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SOUTHERN LAND ACQUISITIONS, INC., A NEVADA CORPORATION, by Warranty Deed from Ollie M. Sweatt, unmarried, of record in Instrument Number 20060518-0058331, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (Map 43-6, Parcel 346).
2. All REAL PROPERTY taxes for the year 2007 and subsequent years, A LIEN, not yet due and payable (Map 43-6, Parcel 347).

3. All matters as set forth on the Plan of record in Plat Book 5190, page 661, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4. Deed of Trust from SOUTHERN LAND ACQUISITIONS, INC., A NEVADA CORPORATION, to Sandy Wilson, Trustee, of record in Instrument Number 20060518-0058332, said Register's Office, to secure to Regions Bank the payment of that certain note dated 5/08/06, in the original principal amount of $120,000.00, due and payable as set forth therein.