082-03-0 236.00

Name & Address of New Owner	Send Tax Bills To	Prepared By:
Walter David Gurley, et ux. 1008 Meridian Street Nashville, TN 37207	Same	David W. McMackin P. O. Box 58464 Nashville, TN 37205-8464

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 01/18/07 12:16 4 pgs
Fees:23.00 Taxes:362.60
20070118-0007399

The actual consideration or value, whichever is greater for this transfer, is $98,000.00.

Marilyn S. McMackin
Affiant

Subscribed and sworn to before me this 11th day of January, 2007.

D. W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

Notary Public
My Commission Expires

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SA, LLC, a Tennessee limited liability company, has bargained and sold, and does hereby transfer and convey unto the said Walter David Gurley and wife, Denise Darcel Gurley, their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and made a part hereof.

This is improved property located at 1008 Meridian Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Walter David Gurley and wife, Denise Darcel Gurley, their heirs and assigns forever.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Walter David Gurley and wife, Denise Darcel Gurley, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Without limiting the foregoing, said property is conveyed subject to the matters described on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this 11th day of January, 2007.

SA, LLC

By: _____
Jeff Seat, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Jeff Seat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of SA, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, this 11th day of January, 2007.

_____
Notary Public

My Commission Expires: _____

D. W. McMACKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 25, 2010

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly 10 feet of Lot No. 50 and the southerly 40 feet of Lot No. 51 of the Benedict Land Co's Subdivision of the Lindsley Tract of record in Book 332, Page 40, Register's Office for Davidson County, Tennessee. Said part of Lots 50 and 51, front together 50 feet on the westerly side of Meridian Street and run back westerly between parallel lines 173.5 feet more or less to an alley.

Being the same property conveyed to Jeff Seat, an unmarried man by Warranty Deed from Bankers Trust Company of California, as Custodian or Trustee dated July 4, 2002 of record in Instrument No. 20020628-0078370, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to SA, LLC, by quitclaim deed of record as Instrument No. 20060502-0050176, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS TO TITLE

1. Deed of Trust Lien to Stewart Title Guaranty Company, Trustee, of record as Instrument No. 20040908-0108733, Register's Office of Davidson County, Tennessee, to secure to Indymac Bank, FSB, the payment of a note dated September 1, 2004, in the original principal amount of $48,000.00;

2. Easement for sanitary sewers and/or storm drainage of record in Book 4479, page 515, said Register's Office;

3. Urban Zoning Overlay of record as Bill No. BL2000-364 as made applicable to Bill No. BL2000-476, Metro Clerk's Office for said County;

4. 2007 real estate taxes and thereafter, a lien which is not yet due and payable.