WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 380,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF JANUARY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 06-01910 MADDOX CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Herndon Maddox Investments, LLC	2125 Belmont Blvd	MAP:
1205 Cedar Lane	Nashville TN	Parcel:118-5-4.00
Nashville, TN 37212	37212	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. DAVID PEARSON, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HERNDON MADDOX INVESTMENTS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1205 Cedar Lane, Nashville, TN 37212

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 the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns 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.

Witness my hand on the 24th day of January, 2007.

J. David Pearson

Davidson County DEEDWARR
Recvd: 01/30/07 08:23 2 pgs
Fees:13.00 Taxes:1406.00

20070130-0012056

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, J. DAVID PEARSON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 24th day of January, 2007.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

BEING THE WESTERLY PART OF LOT NO. 143 ON THE PLAN OF VICTORIA PLACE AS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE FULLY DESCRIBED AS FOLLOWS: SAID PART OF LOT FRONTS 70 FEET ON THE SOUTHERLY SIDE OF CEDAR LANE, FORMERLY VICTORIA, AND EXTENDS BACK 137.4 FEET MORE OR LESS ON THE EASTERLY LINE AND 142.6 FEET ON THE WESTERLY LINE TO A DEAD LINE MEASURING 58.5 FEET, SAID DEAD LINE FRONTS ON THE NORTHERLY SIDE OF A 12 FOOT ALLEY.

BEING THE SAME PROPERTY CONVEYED TO J. DAVID PEARSON BY TRUSTEE'S DEED FROM AARON SQUYRES AS SUCCESSOR TRUSTEE AND BENJAMIN T. JONES AS CO-TRUSTEE, RECORDED ON THE 11TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061011-0126255; WARRANTY DEED TO DANIEL DEVALL AND WIFE, HEATHER DEVALL FROM EDWARD ROBINSON ET UX, PAULINE ROBINSON, RECORDED ON THE 10TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040610-0068782, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.