This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

Davidson County DEEDWARR
Recvd: 01/31/07 14:33 3 pgs
Fees:18.00 Taxes:1032.30
20070131-0012995

ADDRESS NEW OWNER:
Minor Properties, LLC
P.O. Box 330396
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Swindle Properties, L.P.
1725 S. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP **083-13-0**
GROUP
PARCEL **338.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Swindle Properties, L.P., a Tennessee Limited Partnership** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Minor Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 168 and 169 of Block "Q" on the plan of Lindsley Home Place, as of record in Plan Book 2, page 92, Chancery Court at Nashville, Tennessee.

Said Lots Nos. 168 and 169 front together 100 feet on the northerly side of Boscobel Street and run back between parallel lines until the easterly margin of South 14th Street, 150 feet to an alley.

Being the same property conveyed to Larry Swindle, married, by deed from Virginia Louise Alley Spain, Michael Barry Alley and Carolyn Elizabeth Utley dated April 5, 2005, of record in Book 10458, page 555, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Swindle Properties, L.P. , a Tennessee Limited Partnership by quitclaim deed from Larry R. Swindle dated April 5, 2005, in Instrument No. 200504050037271, said Register's Office. Larry Swindle and Larry R. Swindle are one and same person.

This is improved property known as 323 South 14th Street, Nashville, Tennessee 37206.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations that may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2007, a lien now due and payable. Map 083-13-0, Parcel 338.00 . If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2007 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. A charter contained in an instrument of record in Instrument #200504050037274 and Instrument #200504050037275, said Register's Office, and to which instruments reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plan Book 2, page 92, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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 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 warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of January, 2007.

Swindle Properties, L.P., a Tennessee Limited Partnership

By: Larry Swindle, Partner

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Larry Swindle** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Partner** of **Swindle Properties, L.P., a Tennessee Limited Partnership**, the within named bargainor, a partnership, and that he as such authorized partner with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing his name as such partner.

WITNESS my hand and official seal at office this 30th day of January, 2007.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 11/23/2008

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $279,000.00.

Member

AFFIANT

Subscribed and sworn to before me on this 30th day of January, 2007.

Patricia M. Gwin

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 11/23/2008