THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26225-01-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,875,301.00. Affiant Subscribed and sworn to before me this 31st day of January, 2007. Notary Public My Commission Expires:

WARRANTY DEED

My Commission Expires JULY 19, 2008

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Clay Taylor, Stewart R. Taylor 301 Westview Avenue Nashville, TN 37205	New Owner	Map No.116-11-0 Parcel No. -112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nolte & Reynolds Investments LLC**, a Tennessee limited liability company("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clay Taylor and Stewart R. Taylor, Husband and Wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 301 Westview Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2007.

Nolte & Reynolds Investments, LLC, a
Tennessee limited liability company

By: Bob Nolte Chief Manager
Bob Nolte, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Bob Nolte 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 Nolte & Reynolds Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Nolte & Reynolds Investments, LLC, by himself as said Chief Manager.

Witness my hand and official seal, at Nashville, Tennessee, 31st day of January, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 02/06/07 11:24 2 pgs
Fees:13.00 Taxes:6938.61

20070206-0015412

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Plan of the resubdivision of Lot 24 and the Section of Harding and Hillsboro Boulevard contiguous on west, now closed of the plan of the Pendelton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for Davidson County, Tennessee and a part of Malone Street, now closed, and Lynnwood Boulevard, now vacated, all as of record in Book 5200, page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nolte & Reynolds Investments, LLC by quitclaim deed dated February 10, 2005 from Robert Nolte of record in Instrument No. 20050210-0015591, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, page 45, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 47, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer of record in Book 5808, page 653, Register's Office for Davidson County, Tennessee.