THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF February 2007 Notary Public MY COMMISSION EXPIRES: 1-26-08 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/14/07 10:00 3 pg
Fees:18.00 Taxes:1110.00
20070214-0018667

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paradise Properties, LLC	OWNER	MAP 043-02-0
1000 Pierce Road	P.O. Box 426	PARCEL 032 & 33
Madison, TN 37115	Joelton TN 37080	& MAP 43-6
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	per 1

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Peggy MayoBailey and Judy Mayo Keels and Bobbie Mayo Patterson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paradise Properties, LLC**

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

Land in Davidson County, Tennessee, being described as follows, to wit:

TRACT I:

Land in Davidson County, Tennessee, being parts of Lots number 28 and 30 on the plan of Dixie Pure Food Company's Subdivision, as of record in Book 161, page 113, as amended in Book 332, page 51, Register's Office for Davidson County, Tennessee, described according to a survey made by E. R. Southgate, Surveyor, April 26, 1944 as follows:

Beginning at a stake on the easterly margin of Pierce Avenue at a point North 1 degree west 265 feet from the northerly margin of Anderson Lane, thence with the easterly margin of Pierce Avenue North 1 degree west 288 feet to a stake; thence South 87 1/2 degrees east 520.5 feet to a stake; thence South 5 3/4 degrees west 288 feet to a stake at a point 245 feet north of the northerly margin of Anderson Lane; thence North 87 1/2 degrees west 493 feet to the beginning.

Being the same property vested in Peggy Sue Mayo, Bobbie Mayo Patterson and Judy Masyo Keels by Decree filed March 30, 2004 and recorded as instrument 20060208-0015548, said Register's Office.

TRACT II

Land in Davidson County, Tennessee, being in the 11th Civil District and being a portion of the Resubdivision of a part of Lot 28 of Dixie Pure Food Company's Subdivision, of record in Book 161, page 113, as amended in Book 332, page 51, said Register's Office, and being parts of Lots number 28, 29 and 30 of said subdivision, as follows:

Beginning at a point on the southerly margin of Park Avenue and a common corner of (the former) Prelog property; thence with the margin of Park Avenue South 88 degrees east 232 feet to a post; thence south 5 3/4 degrees west 278 feet to a stake; thence with a line between this tract and the (former) Mayo & Johnson Property; thence north 87 1/2 degrees west 295.5 feet to the (former) Bobby Mayo property; thence north 1 degree west 278 feet to the point of beginning.

Being the same property conveyed to Robert Z. Mayo and wife, Lucille Gentry Mayo by deed of record in Book 4740, page 452, said Register's Office.

TRACT III

Land in Davidson County, Tennessee, being parts of Lots number 29 and 30 on the plan of Dixie Pure Food Company's Subdivision, as of record in Book 161, page 113, as amended in Book 332, page 51, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the easterly margin of Pierce Avenue, 553 feet north of the northeast margin of said

CONTINUED ON NEXT PAGE

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1000 Pierce Road, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 our hand(s) this the 13th day of February, 2007.

Peggy Mayo Bailey

Judy Mayo Keels

Bobbie Mayo Patterson by Judy Mayo Keels by POA

Bobbie Mayo Patterson, BY: Judy Mayo Keels, Attorney in Fact

CONTINUED FROM FIRST PAGE

Avenue and Anderson Lane, being the northwest corner of a part of Lots number 30 and 28, conveyed to Eula K. Mayo et al by deed of record inBook 1282, page 196, said Register's Office; thence along Mayo's line, South 87 1/2 degrees east 225 feet to a point; thence northerly 98 feet to a point; thence north 87 1/2 degrees west 225 feet to the east marginof Pierce Avenue; thence along said Avenue south 1 degree east 98 feet to the beginning.

Being the same property conveyed to Robert Z. Mayo and wife, Lucille Gentry Mayo by deed recorded in Book 1557, page 500, said Register's Office.

The said Robert Z. Mayo died June 21, 1994, leaving Lucille Gentry Mayo as the survivor of their tenancy-by-the-entireties. The said Lucille Gentry Mayo also has since died. Under her Last Will and Testament (filed with the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket number 00P-1463) the property was devised unto Judy Mayo Keels, Peggy Mayo Bailey and Bobbie Mayo Patterson.

ACKNOWLEDGEMENTS ON LAST PAGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peggy MayoBailey** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of February, 2007.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Mayo Keels the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of February, 2007.

My Commission expires 1-26-07

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Mayo Keels, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Bobbie Mayo Patterson as her attorney in fact, as the free act and deed of the within named Bobbie Mayo Patterson

Witness my hand and official seal at Nashville, Tn this 13th day of February, 2007.

My commission expires: 1-26-07

NOTARY PUBLIC

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN