THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

Map 093-14-0, Parcel 329; Map 093-14-0, Parcel 330; Map 093-14-0, Parcel 335; Map 093-14-0, Parcel 324; Map 093-14-0, Parcel 325

This Instrument Was Prepared By:

YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
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Send Tax Bills To:
SAME AS NEW OWNER

Davidson County DEEDWARR
Recvd: 02/15/07 09:00 4 pg
Fees:23.00 Taxes:1870.98
20070215-0019094

New Owner:

L & L ENTERPRISES, LLC
2215 S. Berry's Chapel Road
Franklin, TN 37069

Mortgagee:

NONE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTORS, H. DAVID LANGHANS AND NANCY MARIE LANGHANS, CO-EXECUTORS OF THE ESTATE OF HAZEL H. LANGHANS, *and*, H. DAVID LANGHANS, INDIVIDUALLY, NANCY MARIE LANGHANS, INDIVIDUALLY, AND EMILY CLAIRE SLUSHER, as to all of their right title and interest in and to the property pursuant to the will of Hazel H. Langhans, have bargained and sold and by these presents do transfer and convey unto L & L ENTERPRISES, LLC, Grantee, its heirs, successors and assigns, the property located in Davidson County, Tennessee being described as follows:

The following described tracts or parcels of land lying and being situated in Davidson County, Tennessee:

TRACT 1: (Map 093-14-0, Parcels 324 and 325)

Beginning at a railroad spike in the south line of Fogg Street, said spike being fifty (50) feet northeastwardly from and at right angles to the centerline of said main tract; thence S 48 deg. 43' 17" E along a line fifty (50) feet northeastwardly from and parallel to the centerline of said main tract a distance of one hundred seventy-eight and twenty-nine hundredths (178.29) feet to an iron post, said post being the southwest property corner of Galbreath; thence N 1 deg. 16' W along the west property line of Galbreath, one hundred twenty and fifty-six (120.56) feet to an iron post in the south line of said Fogg Street; thence S 88 deg. 44' W along the south line of said Fogg Street a distance of one hundred thirty-one and thirty-five (131.35) feet to the point of beginning, containg 7,917.19 square feet.

Being a portion of the property conveyed to Herman Langhans and Hazel Langhans, by Warranty Deed of Seaboard System Railroad, Inc., of record in Book 6281, page 964, Register's Office of Davidson County, Tennessee. Herman Langhans died in 1999 and said property vested in Hazel Langhans by operation of law as the surviving tenant by the entirety.

TRACT 2: (Map 093-14-0, Parcel 329)

Being Lot No. 37 in Ewing, Wetmore and Others Addition to South Nashville as of record in Book 14, pages 202 and 203, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Herman Langhans and wife, Hazel Langhans, by Warranty Deed of Leo Saad and Charles K. Saad, of record in Book 6515, page 385, Register's Office of Davidson County, Tennessee. Herman Langhans died in 1999 and said property vested in Hazel Langhans by operation of law as the surviving tenant by the entirety.

TRACT 3: (Map 093-14-0, Parcel 330)

Being Lot No. 36 on the Map of Ewing and Wetmore's Plan of Lots, as of record in Book 14, pages 202 and 203, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Herman Langhans and wife, Hazel Langhans, by Warranty Deed of David J. Levine and wife, Francine P. Levine, of record in Book 6109, page 937, Register's Office of Davidson County, Tennessee. Herman Langhans died in 1999 and said property vested in Hazel Langhans by operation of law as the surviving tenant by the entirety.

TRACT 4: (Map 93-14-0, Parcel 335)

Being part of Lots Nos. 77, 78, 79, 80, 81, 82, 83 and 87, and all of Lots Nos. 84, 85, and 86, and part of an alley lying west of Lots Nos. 84-87 and east of Lot No. 83; and as shown on Map of Ewing and Wetmore's Addition of record in Book 14, Pages 202 and 203, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the westerly margin of Ewing Avenue at the northeast corner of Lot No. 84, in the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 359.00 feet to an iron pin in the easterly right-of-way line of the former N.C. & St. Louis Railway; thence along said right-of-way line southeasterly 90 feet more or less, to the right-of-way of a railroad spur tractk; thence eastwardly with said spur tract 265 feet, more or less, and with a curve to the left to the westerly margin of Ewing Avenue; thence northwardly along westerly margin of said street 84.5, more or less, to the point of beginning.

Being the same property conveyed to Herman A. Langhans and wife, Hazel H. Langhans, by Warranty Deed of Alice W. Jew, a widow, of record in Book 6083, page 739, Register's Office of Davidson County, Tennessee. Herman Langhans died in 1999 and said property vested in Hazel Langhans by operation of law as the surviving tenant by the entirety.

Hazel H. Langhans (one and the same person as Hazel Langhans) died February 12, 2006, and pursuant to her Last Will and Testament of record in Will Book 76, page 14, Probate Court of Williamson County, Tennessee, she devised said property to H. David Langhans, Nancy Marie Langhans and Emily Claire Slusher.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its heirs, successors and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee that they are lawfully seized

and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1) Matters shown on the plan of Ewing, Wetmore and Others Addition to South Nashville, of record in Book 14, page 202 and 203, Register's Office of Davidson County, Tennessee. 2) Right of way and easements of record in Book 2147, page 567, Register's Office of Davidson County, Tennessee. 3) Easement for any rights of way for streets or alleys which lie on and across said property. 4) 2007 taxes are a lien but not yet due and payable. Said taxes shall be paid by Grantee when they become due and payable.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, its heirs, successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 26th day of January, 2007.

H. DAVID LANGHANS

NANCY MARIE LANGHANS

EMILY CLAIRE SLUSHER
BY:
GARY D. SLUSHER, ATTORNEY-IN-FACT

H. DAVID LANGHANS, CO-EXECUTOR OF
THE ESTATE OF HAZEL H. LANGHANS

NANCY MARIE LANGHANS, CO-EXECUTOR
OF THE ESTATE OF HAZEL H. LANGHANS

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County, H. DAVID LANGHANS AND NANCY MARIE LANGHANS, CO-EXECUTORS OF THE ESTATE OF HAZEL H. LANGHANS, AND H. DAVID LANGHANS, INDIVIDUALLY AND, NANCY MARIE LANGHANS, INDIVIDUALLY, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 9/6/10

MARY M. KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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STATE OF ~~ARIZONA~~ Colorado
COUNTY OF Eagle

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary D. Slusher, Attorney-in-Fact for Emily Claire Slusher, the [illegible] (proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Emily Claire Slusher, and who acknowledged that he executed the same as the free act and deed of Emily Claire Slusher.

Witness my hand and seal, at office in Colorado, this 20th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 8/17/09

STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Five Hundred Five Thousand Six Hundred Seventy and no/100 Dollars ($505,670.00) which amount is ~~equal to~~ or greater than the amount which the property transferred would command at a ~~fair voluntary sale~~.

AFFIANT

Sworn to and subscribed before me this 20th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 9/[illegible]/10

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