THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 26255-02-2007** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $36,000.00. Affiant Subscribed and sworn to before me this 26th day of February, 2007. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires NOV 14, 2009

Davidson County DEEDWARR
Recvd: 03/02/07 13:55 2 pgs
Fees:13.00 Taxes:133.20

20070302-0026063

WARRANTY DEED

Address New Owner: Vintage Real Estate, LLC 604 Huntington Court Franklin, TN 37067	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.072-04-0-109.00 Parcel No.

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, **Charles L. Upshur and wife, Laura E. Robertson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Vintage Real Estate, LLC, a Tennessee limited liability company ("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 unimproved property located at 1607 Norvel Avenue, Nashville, TN 37216

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 26th day of February, 2007.

Charles L. Upshur

Laura E. Robertson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles L. Upshur and Laura E. Robertson**, 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 February, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 Block "F" on the Plan of Inglewood Terrace as of record in Plat Book 1130, page 1, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to Charles L. Upshur and wife, Laura E. Robertson, by deed dated March 17, 2006 from Samuel Joseph Escue and Michael Len Escue, devisees of Edith C. Escue, deceased, of record in Instrument No. 20060322-0032556, 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 424, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1130, page 1, Register's Office for Davidson County, Tennessee.