#20464-4
Box 14A

Davidson County DEEDWARR
Recvd: 04/20/07 10:46 2 pgs
Fees:13.00 Taxes:1363.45
20070420-0047352

Box 14A

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $368,500.00.

Ernest K Hardison III
Affiant

Subscribed and sworn to me on April 13, 2007.

NOTARY PUBLIC
My Comm. Exp. 3/22/08

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22323SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Forsythe Ventures, LLC 4415 Forsythe Place Nashville, TN 37205	SAME AS NEW OWNER	130-05-0063.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mark Hardison, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Forsythe Ventures, LLC, a Tennessee Limited Liability Company hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24, Block "G" on the Second Revised Plan of Highlands of Belle Meade No. 2, Block E, F, G, H and K, as of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark Hardison, by Warranty Deed from Edna Francis Thompson, unmarried, of record as Instrument No. 20020513-0058519, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 117 Gilman Avenue, Nashville, TN 37205.

EMH EKH III

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 they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hands on April 13, 2007.

Mark Hardison

Mark Hardison

By: Ernest K. Hardison, II - Atty in Fact

Ernest K. Hardison, III, Attorney-In-Fact

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 Ernest K. Hardison, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Mark Hardison, as his Attorney in Fact, as the free act and deed of the within named Mark Hardison.

Witness my hand and official seal this 13th day of April 2007.

JUSTIN T. COOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3/22/08