This Instrument Prepared By:

William A. Graham, Attorney
Columbia, TN 38401

Davidson County DEEDWARR
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20070423-0047763

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **SIDNEY PROPERTY INVESTMENTS, LLC**, FIRST PARTY, which expression shall include successors and assigns, and **BRUSH BRANCH PROPERTIES, LLC,** SECOND PARTY, which expression shall include successors and assigns.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: Being Lots No. 196-A and 196-B on the Plan of Nashville Real Estate Company's Plan of Lots, of record in Plat Book 6200, Page 729, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Legal Description obtained from recorded plat.
>
> This property is shown on the tax records of Davidson County, Tennessee, as Map and Parcel 81-8-514 and 81-8-515.
>
> Being the same property conveyed to Sidney Property Investments, LLC, by deed dated February 15, 2007, and recorded February 21, 2007, in Instrument No. 20070221-0021377, Register's Office of Davidson County, Tennessee. See also 20070423-0047762

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; underground utility easement granted to the Metropolitan Government of Nashville and Davidson County, dated August 24, 2006, and recorded in Instrument No. 20060831-0107797, Register's Office of Davidson County, Tennessee; restrictions, building setback lines, and all other matters as shown on plat of record in Plat Book 6200, Page 729, Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 11th day of April, 2007.

Sidney Property Investments, LLC

BY: _____
Dainon T. Sidney, President

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **DAINON T. SIDNEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President** of **SIDNEY PROPERTY INVESTMENTS, LLC,** a limited liability company, the within bargainor, and who, being authorized so to do, acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed by signing the name of the limited liability company by himself as **President**, and affixing the seal of the limited liability company, if such company has a seal.

WITNESS my hand and seal of office in Columbia, Tennessee, this 11th day of April, 2007.

My commission expires:
1/22/08

_____
Notary Public

STATE OF Tennessee - Maury COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$110,000.00**.

_____
Affiant

Sworn and subscribed to before me,

this 11th day of April, 2007.

_____
Notary Public

My commission expires:
1/22/08

**PERSON OR AGENCY RESPONSIBLE FOR TAXES:**

Brush Branch Properties, LLC
2010 West Avenue K, #546
Lancaster, CA 93536

**NAME AND ADDRESS OF PROPERTY OWNERS:**

Same