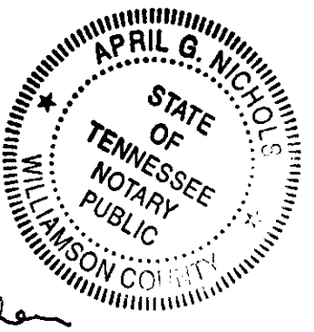


WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for this transfer is $259,000.00
Angie McClanahan
Affiant
Subscribed and sworn to before me
This 23 day of April, 2007
April G Nichols
Notary exp: 6-26-07

Name & New owner:
Ginger Skaggs

Address of new owners:
1101 Lischey Ave
Nashville, Tn 37207

Send tax bills to:
SAME

Map & Parcel:
082-03-0-447.00

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **LGW Investments, LLC a Tennessee Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ginger Skaggs,** Unmarried, hereinafter called the Grantee, her 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 Lot Nos. 1 and 2 on the plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to LGW Investments, LLC, a Tennessee Limited Liability Ccompany by Quitclaim Deed from Lisa G. Wurth, unmarried dated April 14, 2006 and filed for record as instrument no. 20060502-0050384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **1101 Lischey Ave. Nashville, Tn 37207**

OR The property is unimproved.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Davidson County DEEDWARR
Recvd: 04/24/07 13:00 2 pgs
Fees:13.00 Taxes:958.30
20070424-0048775

Witness our hands this 23 day of April, 2007.

LGW Investments, LLC

Lisa G. Wurth

By: Lisa G. Wurth, Acting Manager

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 Lisa G. Wurth, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who , upon oath, acknowledged herself to be the Acting Manager of LGW Investments, LLC, the within named bargainer, a Limited Liability Company, and that she as such Acting Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself as such Acting Manager.

Witness my hand and official seal this 23 day of April, 2007

Tabatha Edwards
Notary Public

Commission expires: 11/24/07

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007