(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of May, 2007.

Notary Public

My Commission Expires: 10/10/09

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:
SK Coral

932 Battery Lane
Nashville, Tennessee 37220

Davidson County DEEDWARR
Recvd: 05/10/07 10:15 2 pgs
Fees:13.00 Taxes:925.00
20070510-0056127

SEND TAX BILLS TO:
NEW OWNER
4316 Dale Avenue
Nashville, TN 37207

MAP-PARCEL NUMBERS:

132-9-42

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elaine Arnold, married * hereinafter referred to as Grantors, hereby transfers and conveys to SK Coral, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot 1 of the Resubdivision of Lot 12 in the Oak Hill Subdivision # 1, a plan of which is of record in Book 4885, page 121, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a point on a line running N 4° 24' 4.7" E from an iron pin in the present northerly margin of Battery Lane , said iron pin being approximately 128.00 feet west of the intersection of Battery Lane with Soper Avenue and said beginning point being 5.12 feet north of said iron pin; thence , continuing with said line 206.05 feet to a point; thence S 87° 15' 40" E 118.06 feet to point in the westerly margin of the dedicated right of way shown on said plan, said point being 5 feet from the present apparent westerly margin of Soper Avenue; thence S 3 46' 13" W 163.16 feet to a monument; thence , around a curve to the right 34.23 feet to a monument ;thence S 82°13' 102.43 feet to the point of beginning.

Being the same property conveyed to Elaine Swinney Shepard by Warranty deed from Alberta Ingram of record in Deed Book 4991, page 707, Register's Office for Davidson County, Tennessee.

*Said property is not the marital residence of said seller.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4885, Page 121, Register's Office of said County.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 932 Battery Lane, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs 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 my hand this 7th day of May, 2007.

Elaine Arnold

Elaine Swinney Shepard n/k/a Elaine Arnold

Jack Arnold

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Elaine Arnold, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 7th day of May, 2007.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE NOTARY PUBLIC

* Jack Arnold

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