THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***400,000.00

Affiant

Subscribed and sworn to before me this 11 day of May, 2007.

Notary Public

My Commission Expires: 03.22.2008

Davidson County DEEDWARR
Recvd: 05/17/07 12:46 2 pgs
Fees:13.00 Taxes:1480.00
20070517-0059135

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Miriam G. Flores 3508 Murphy Road Nashville, Tennessee 37209	ION Capital Inc. 485 Metro Place South,#300 Dublin, OH 43017	MAP 104-05-0 PARCEL 099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Thousand and 00/100 Dollars ($***400,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Charles A. Thigpen and Laura Jane Thigpen, married, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Miriam G. Flores, married, (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:

BEING Lot. No. 10 on the Map of Hardison & Young's Lots in West End Park, of record in Book 421, Page 190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Charles A. Thigpen and Laura Jane Thigpen from Margaret Friel Timothy by deed dated January 22, 1960 of record in Book 3026, Page 357, Register's Office for Davidson County, Tennessee.

This is improved property known as 3508 Murphy Road Nashville, Tennessee 37209.

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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the Map of Hardison & Young's Lots in West End Park of record in Book 421, Page 190, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 11 day of May 2007.

Charles A. Thigpen

Laura Jane Thigpen

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 Charles A. Thigpen and Laura Jane Thigpen, the bargainors, 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 and official seal this 11 day of May 2007.

Jason Chaffin

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 03.22.2008