22A ½

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON **THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00** Mary R Perrish Affiant Subscribed and sworn to before me, this 18th day of May, 2007 Charles A. Sullivant Jr. Notary Public MY COMMISSION EXPIRES: 9/22/07 (AFFIX SEAL)

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IKON Development LLC	New Owner	118-16-O
(NAME)	(NAME)	(MAP)
2928 Sidco Drive		020.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, J C Nwofia, LLC, a Tennessee limited liability company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto IKON Development LLC, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 73, on the Plan of Sidco, Section Two, of record in Book 2331, page 93, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

*

Being the same property conveyed to J C Nwofia, LLC, a Tennessee limited liability company, by deed from James M. Johnson, Jr. , a married man, Tracy Johnson, a married man, Mark Johnson, a married man, and McCaw Johnson, a married man, dated November 6, 2006, of record in Instrument No. 20061107-0138432, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2928 Sidco Drive, Nashville, Tennessee 37204

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 we do covenant with the said GRANTEES 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 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/our hand(s) this 18th day of May, 2007.

J C Nwofia LLC

By: _____, member

_____, member

Davidson County DEEDWARR
Recvd: 05/25/07 08:36 2 pgs
Fees:13.00 Taxes:2331.00
20070525-0062344

**Said Lot No. 73 fronts 100 feet on the easterly side of Sidco Drive and runs back between parrallel lines 230 feet to the center line of L & N Railroasd lead tract right of way.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon her oath acknowledged herself to be the of J C Nwofia LLC the within named bargainer, a limited liability company, and that she as such being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said as such ..

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of May, 2007.

Notary Public

My Commission Expires: 11/14/09

