WARRANTY DEED

G-VR-07-1601

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00.

Affiant

Subscribed and sworn to before me, this 14th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian Properties	Christian Properties (NAME)	
1601 Douglas Avenue (ADDRESS)	1601 Douglas Ave. (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, Tn 37206 (CITY) (STATE) (ZIP)	83-2-175.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOEL R. SULLIVAN AND BRETT ALDEN BAIER,TENANTS IN COMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTIAN PROPERTIES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN THE 27TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 54 AND THE WEST ONE HALF OF LOT 53 ON THE PLAN OF DR. E. T. BROWN'S SUBDIVISION OF LOTS 21 AND 26, BROWNSVILLE ADDITION, OF RECORD IN BOOK 332, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT. SAID PROPERTY FRONTS TOGETHER 75 FEET ON THE NORTHERLY MARGIN OF DOUGLAS AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 170.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOEL R. SULLIVAN AND BRETT ALDEN BAIER, TENANTS IN COMMON BY SPECIAL WARRANTY DEED FROM BANK OF NEW YORK, TRUSTEE, RECORDED ON THE 11TH DAY OF NOVEMBER, 2002 IN INSTRUMENT NO. 20021111-0139173, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 332, page 91, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1601 Douglas Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 14th day of May, 2007.

Joel R. Sullivan

Brett Alden Baier By Attorney In Fact
Brett Alden Baier

Davidson County DEEDWARR
Recvd: 05/30/07 14:44 2 pgs
Fees:13.00 Taxes:375.55

20070530-0064231

STATE OF Tennessee
COUNTY OF Davidson

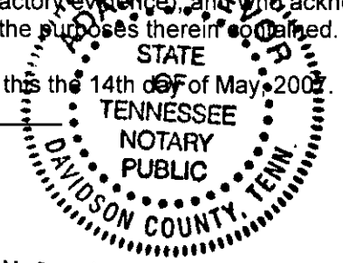
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel R. Sullivan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

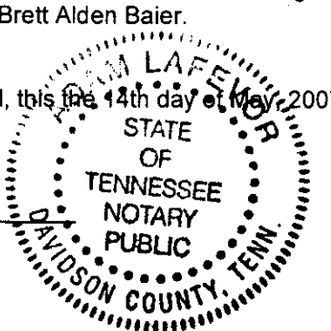
STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of May, 2007, before me personally appeared Joel Sullivan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brett Alden Baier and who acknowledged he/she/they executed the same as the free act and deed of the said Brett Alden Baier.

Witness my hand and official seal, this the 14th day of May, 2007.

Notary Public

My Commission Expires:



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

TALBOTT
TITLE & ESCROW, LLC
213 Ward Circle, Brentwood, TN 37027
Phone (615) 661-8099
Fax (615) 661-8477