WARRANTY DEED

JOY NOVAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2007.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Doug Hester	Homefocus Tax Service, LLC	**Map 104-11 Parcel 008**
1810 Natchez Trace	Lender # 2190 PO Box 26389	Davidson County DEEDWARR Recvd: 06/11/07 12:34 2 pgs Fees:13.00 Taxes:1110.00
Nashville, TN 37212	Richmond, VA 23260-0000	20070611-0069676

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Natchez Trace Holdings, LLC and Natchez Trace Rental Investments, LLC, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ray W. Hester and Doug Hester

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 1 on the Map showing Rich Re-Subdivision of Lot Nos. 17, 18, 19, 33, 34, and 35, and original Lot Nos. 20 to 32 inclusive, and 36 to 46 inclusive, in Marshall and Stokes Subdivision, as of record in Book 547, Page 172, Register's Office for said County.

SAID Lot No. 1 fronts 76 feet on the easterly margin of 28th Avenue or Compton Road, now known as Natchez Trace, and extends back along the northerly margin of Acklen Avenue, formerly Marshall Avenue, 152.9 feet on the southerly line and 152.6 feet on the northerly line to a dead line in the rear, measuring 76 feet thereon.

BEING the same property conveyed to William R. Lucas, Jr. a married man and Rex R. Veal, a married man, as joint tenants with right of survivorship, by Deed from Ronald E. Clark, unmarried, of record in Instrument No. 20050503-0048883 and further conveyed to Natchez Trace Holdings, LLC and Natchez Trace Rental Investments, LLC, both being Tennessee limited liability companies, as tenants in common by Quitclaim Deed from William R. Lucas, Jr. and Rex R. Veal, of record in Instrument No. 20050511-0053315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X_) Unimproved (____) property, known as **1810 Natchez Trace, Nashville, TN 37212**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 1st day of June, 2007.

Natchez Trace Holdings, LLC

By:_____
Kenan H. Lucas, Authorized Agent

Natchez Trace Rental Investments, LLC

By:_____
Rex R. Veal, Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kenan H. Lucas, Authorized Agent** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **Natchez Trace Holdings, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Kenan H. Lucas** as **Authorized Agent.**

Witness my hand, at office at Nashville, Tennessee, this **1st** day of **June, 2007.**

Notary Public

My Commission Expires: 11-19-08

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Rex R. Veal, Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Member** of **Natchez Trace Rental Investments, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Rex R. Veal** as **a Member.**

Witness my hand, at office at Nashville, Tennessee, this **1st** day of **June, 2007.**

Notary Public

My Commission Expires: 11-19-08

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.