Prepared by:
Riney Title & Escrow, LLC. 7003 Chadwick Drive, Suite 227, Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/18/07 10:22 2 pgs
Fees:13.00 Taxes:2853.44
20070618-0072405

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantors, Joe Doctora, unmarried, said Grantors do hereby bargain, sell, and convey unto Grantee, Lee D. Koon his assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 61, of Block 3, Division "A", on the Plan of Richland Realty Company's Subdivision, as shown of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said part of Lot No. 61 fronts 50.0 feet on the northerly side of West End Avenue and extends back 200.00 feet, more or less, to a dead line, measuring 44.75 feet, more or less, on the rear line.

Being the same property conveyed to Joe Doctora by Deed from Scott M. Bane, unmarried and Keith W. Merrill, unmarried dated October 2, 2003 of record in Instrument No. 20031006-0147021, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Lee D. Koon and his assigns forever.

Grantee, Lee D. Koon, whose address is 6129 N 6th Place, Phoenix, AZ 85012 is responsible for the payment of real property taxes on subject property.

Said Joe Doctora, without recourse warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF the said Joe Doctora have executed the deed and affixed the corporate seal, if any this 8 day of June, 2007.

Joe Doctora

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $771,200.00.

Affiant

Sworn to and subscribed to before me, this the 8 day of June, 2007

My commission expires: 1-20-09

Notary Public

Lauren M Rickels
STATE OF TN NOTARY PUBLIC
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Doctora, the within named bargainor(s), 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 seal at office this 8 day of June 2007.

My commission expires: 1-20-09

Lauren M Rickels
Notary Public



Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Lee D. Koon	Empire Investors	104-9 156
6129 N 6th Place	PO Box 150645	
Phoenix, AZ 85012	Nashville, TN 37215	