THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):

Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1179

Davidson County DEEDWARR
Recvd: 06/22/07 10:16 2 pgs
Fees:13.00 Taxes:684.50

20070622-0074662

Property Address: 1001 Mansfield, Nashville, TN 37206 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **The Entity, LLC**, existing under the laws of State of Tennessee, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Richard D. Hester and Ray W. Hester** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 9 on the Plan of House and Simonton's Subdivision, of record in Plat Book 57, Page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a quit claim deed from John Rojas and wife, Megan Rojas, dated July 12, 2005, and recorded August 25, 2005, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20050825-0101914.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, successors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, his successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 14th day of June, 2007.

THE ENTITY, ~~LLC~~

By: John Rojas, Managing Member — Managing Member

By: Megan Rojas, Managing Member — Megan Rojas managing member

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 14th day of June, 2007, before me, David Roetger, the undersigned officer, personally appeared John Rojas and Megan Rojas of The Entity, LLC, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by themselves as Managing Members.

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission expires: 9-19-09

Grantee's Name, Address, Phone:
Doug Hester
Same

Map and Parcel No. 082-08-0-400.00

Send Tax Bills To: Doug Hester
226 Williamsburg Circle
Brentwood, TN 37027

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

Subscribed and sworn to before me this 14 day of June, 2007.

Notary Public
My Commission expires: _____

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009