WARRANTY DEED

AT-20070282

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of June, 2007

(Affix Seal)

Notary Public

My Commission Expires: **6-26-07**

APRIL G. NICHOLS NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Barney R. James, Jr.	Freedom Mortgage Corporation	P/O 081-08-0 429.00
1725B 6th Avenue North	400 Interstate N Parkway, Suite 580	
Nashville, TN 37208	Atlanta, GA 30339	

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, **Thirty One Holdings, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Barney R. James, Jr., an unmarried person**, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being part of Lot No. 198, Unit B, of the 1725 Townhomes, on the Plan of North Nashville Real Estate Company's Plan, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 198 fronts 50 feet on the west side of 6th Avenue North, formerly North High Street and runs back between parallel lines, in a westerly direction 175 feet to an alley 15 feet wide.

Being part of the same property conveyed to Thirty One Holdings, LLC by Warranty Deed from Miles Construction dated July 26, 2006 and recorded August 9, 2006 in Instrument # 20060809-0097775, Register's Office for Davidson County, Tennessee. Further conveyed of record in Instrument # 20060726-0090185, dated July 17, 2006 and in Instrument # 20050627-0073468, dated June 24, 2005, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1725B 6th Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 the 22nd day of June, 2007:

Thirty One Holdings, LLC
BY: Marcus Robertson, President

Davidson County DEEDWARR
Recvd: 06/26/07 10:39 1 pgs
Fees:13.00 Taxes:1184.00
20070626-0076127

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Marcus Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Thirty One Holdings, LLC the with in named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this the 22nd day of June, 2007.

NOTARY SIGNATURE
Notary Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY