THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26763-06-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $295,000.00. Affiant Subscribed and sworn to before me this 29th day of June, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
J & J Holdings, LLC, a Tennessee limited liability company P.O. Box 150303 Nashville, TN 37215	New Owner	Map and Parcel No.: 118070083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle Hiller, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J & J Holdings, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property is not the principal residence of the Grantor or her spouse.
This is improved property located at 2915 Berry Hill Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of June, 2007.

Michelle Hiller

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michelle Hiller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2007.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 07/05/07 13:31 2 pgs
Fees:13.00 Taxes:1091.50

20070705-0080104

EXHIBIT "A"

Being all that tract and/or parcel of land lying in the 17th Council District, Davidson County, Tennessee, being part of Lot 27 of the Berry Hill Subdivision, as recorded in Book 3300, page 20, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated June 27, 2007, last revised June 29, 2007, by Michael V. Holmes, Tennessee RLS No. 213, H & H Land Surveying Inc., 406 Welshwood Drive, Nashville, TN, as follows:

Beginning at a PK nail (old), being on westerly margin of Berry Hill Drive, a common corner of Michelle Hiller, as described in Deed Book 9631, page 82, RODC, TN, herein subject tract and Ernest and Cheryl Brachey, as described in Instrument No. 20060308-0026802, RODC, TN, being the southeast corner of Lot 27 and the northeast corner of Lot 26 of said Berry Hill Subdivision and being 211.5 feet more or less from the intersection of Berry Hill Drive and Berry Hill Place; thence with said Brachey S 88 degrees 07 minutes 48 seconds W 199.51 feet to concrete monument (old), being a common corner of said Brachey and the subject tract, and a point on the easterly margin of CSX Railroad right-of-way; thence with said CSX, in part, N 13 degrees 59 minutes 59 seconds W 13.26 feet to a concrete monument (old), being a corner of the subject tract; thence leaving said CSX, N 46 degrees 10 minutes 32 seconds E 90.20 feet to an iron rod (old), being a common corner of the subject tract and Carl D. Gibbs, as described in Instrument No. 20011129-0130724, RODC, TN; thence with said Gibbs S 89 degrees 21 minutes 39 seconds E 137.51 feet to a PK nail (old), being on said westerly margin of Berry Hill Drive, a common corner of the subject tract and said Gibbs and also being the northeast corner of Lot 27 and the southeast corner of Lot 28 of said Berry Hill Subdivision; thence with said westerly margin S 00 degrees 31 minutes 09 seconds W 21.98 feet to a PK nail (old); thence continuing with said margin, along an arc of a curve to the left with a radius of 1594.61 feet, length 45.30 feet, and a chord bearing of S 00 degrees 17 minutes 41 seconds E, chord length 45.30 feet, to the point and place of beginning, containing 0.28 acres more or less.

Being the same property conveyed to Michelle Hiller, a married person by deed dated March 24, 1995 from Paul E. Cook of record in Book 9631, page 82, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 3300, page 20, Register's Office for Davidson County, Tennessee.