This Instrument Prepared By
Cope, Hudson, Scarlett, Reed & McCreary, PLLC, Attorneys
16 Public Square North
Murfreesboro, Tennessee 37130
From information furnished by the parties

Davidson County DEEDWARR
Recvd: 07/13/07 14:27 7 pgs
Fees:38.00 Taxes:600.33
20070713-0083846

Name and Address of New Owner:

Daniel R. Green and Chad I. Pearman
256 Seaboard Lane Suite G-104
Franklin, TN 37067

Send Tax Bills To:

SAME

Tax ID: 19-061.16-0-175.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned, JERRY WALTON, SUE ROACH, DOLORES NORTHEIMER, JUDY DODD, and WILLIAM FRANK WALTON, have this day bargained and sold and do hereby transfer and convey unto DANIEL R. GREEN and CHAD I. PEARMAN, their heirs and assigns, forever, the following described real estate situated in the 19th Civil District of Rutherford County, Tennessee, to-wit:

LAND in Davidson County, Tennessee being the easterly 13.8 feet of Lot No. 26 and the westerly 76.2 feet of Lot No. 28 on the Map of Kennedy and Graves' Plan of Monte Vista, as of record in Book 421, page 143, Register's office for said County. Said part of Lots Nos. 26 and 28 front together 100 feet on the southerly side of center of McAlpine formerly Alpine Avenue and run back between parallel lines 388.5 feet to a dead line.

Being the same property conveyed to Ruby Key by Warranty Deed from Claude Herper Chenault and wife, Nancy May Chenault, recorded on the 18th day of February, 1954 in Deed Book 2248, page 263, in the Register's office of Davidson County, Tennessee. The said Ruby Key died Testate a resident of Davidson County, Tennessee on November 29, 1993. Her Last Will and Testament was admitted to probate in the Seventh Circuit Court for Davidson County Tennessee as Case No. 07P649 on April 26, 2007. Pursuant to the terms of the said Last Will And Testament, all of the property of Ruby Key was devised to her Daughter, Dorothy May Bailey (a/k/a Dorothy Walton Bailey). The Said Dorothy May Bailey was alive at the time of the death of Ruby Key, but subsequently died intestate on October 9, 2006 a resident of Davidson County, Tennessee. Her Estate was opened as case number 06P1879 in the Seventh Circuit court for Davidson County, Tennessee on December 14, 2006. Dorothy May Bailey was not married at her death and had no children. She was predeceased by her parents and had no siblings. The undersigned Grantors are the decedent's half-brothers and half-sisters and constitute her heirs-at-law.

This conveyance is made subject to all matters shown on the plat of Kennedy and Graves' Plan of Monte Vista in Plat Book 421, page 143 in said Register's Office; the Covenants, Conditions and Restrictions set forth in Restrictive Covenants recorded in Book 1149, Page 114 in said Register's Office; an easement for sanitary sewer in Book 475, page 10

of said Register's Office and all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

This is improved property known as 1222 McAlpine Ave., Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good and lawful right to convey the same and that the same is unencumbered, except the 2007 property taxes, which have been prorated between the parties.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS on this the 9th day of July, 2007.

Jerry Walton
JERRY WALTON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named JERRY WALTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 9th day of July, 2007.

Notary Public

My commission expires: 10-2-07

NORA M. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES OCTOBER 2, 2007

JUDY DODD

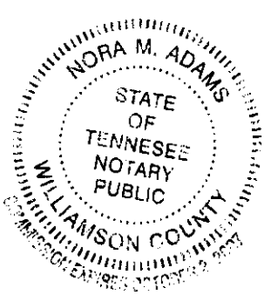
STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named JUDY DODD, 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 (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 9th day of July, 2007.

Notary Public

My commission expires: 10-2-07



Sue Roach
SUE ROACH

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named SUE ROACH, 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 (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 9th day of July, 2007.

Notary Public

My commission expires: 10-2-07

NORA M. ADAMS
STATE OF TENNESEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES OCTOBER 2, 2007

Dolores Northeimer
DOLORES NORTHEIMER

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named DOLORES NORTHEIMER, ~~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 (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 7th day of July, 2007.

KANWALJIT SINGH
COMM. # 1674204
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. JUNE 10, 2010

Kanwaljit Singh
Notary Public

My commission expires: JUNE 10, 2007

the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the _____ day of _____, 2007.

_____
Notary Public

My commission expires:_____

William Frank Walton
WILLIAM FRANK WALTON

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named WILLIAM FRANK WALTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 7th day

of Sept, 2007.



Notary Public

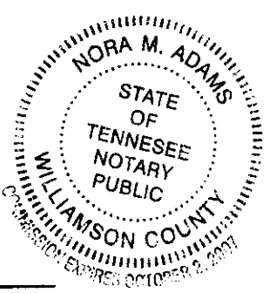
My commission expires: 11-26-2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $162,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 9th day of July, 2007.



Notary Public

My commission expires: 10-2-27