THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26859-07-2007** **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: $575,000.00. Affiant Subscribed and sworn to before me this 26th day of July, 2007. Notary Public My Commission Expires: 5-19-09

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/30/07 14:17 2 pgs
Fees:13.00 Taxes:2127.50

20070730-0090251

WARRANTY DEED

Address New Owner: David Lewis, Trustee Suite 1050 American Center 3100 West End Avenue Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104130131.00

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, **The Acorn Group, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Lewis, Trustee of the Brighton Real Property Trust, with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3720 Brighton Road, Nashville, TN ~~XXXXX~~ 37205

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 26th day of July, 2007.

The Acorn Group, LLC, a Tennessee limited liability company

BY: _____
Deborah K. Pitts, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Deborah K. Pitts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Chief Manager of The Acorn Group, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of The Acorn Group, LLC, a Tennessee limited liability company, by herself as Chief Manager.

Witness my hand, at office, this 26th day of July, 2007.

Notary Public

My Commission Expires:

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

My Commission Expires JULY 19, 2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 100 feet of the northerly part of Lot No. 23 of Block "L" on the map of the Whitland Realty Company's Subdivision as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of Lot No. 23 fronts 100 feet on the northerly side of Brighton Road and runs back between parallel lines 320 feet, more or less, to the southerly line of Lot No. 24.

Being the same property conveyed to The Acorn Group, LLC, a Tennessee limited liability company by Warranty Deed dated March 10, 2005 from Deborah K. Pitts, married of record in Instrument No. 20050315-0028466, 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. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3933, page 5, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 332, page 141, Register's Office for Davidson County, Tennessee.