THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 09/27/07 08:57 2 pgs
Fees:13.00 Taxes:629.00

20070927-0115077

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***170,000.00.

Affiant

Subscribed and sworn to before me this 21st day of September 2007.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER

Edward D. North, Jr.
325 53rd Avenue, North
Nashville, Tennessee 37209

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 091-15-0
PARCEL 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and 00/100 Dollars ($***170,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Lea Jaeger, unmarried, (hereinafter called the "GRANTOR "), have bargained and sold, and by these presents do transfer and convey unto Edward D. North, Jr. and wife, Robin L. North, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Block No. 6 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 6 begins on the westerly margin of 53rd Avenue, North at a point 223.0 feet north of the northwest corner of Elkins Avenue and 53rd Avenue, North; thence with the westerly margin of 53rd Avenue North, northwardly 50.0 feet; thence westwardly 150.0 feet; thence southwardly 50.0 feet; thence westerly 150.0 feet to the beginning.

BEING the same property conveyed to Lea Jaeger from Grouped Management Services, a Tennessee General Partnership composed of John H. Ginther and Ward R. Pace by deed dated June 2, 2005 of record as Instrument No. 20050613-0067520, Register's Office for Davidson County, Tennessee.

This is improved property known as 325 53rd Avenue, North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421 Page 18, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself and her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of September 2007.

Lea Jaeger

Lea Jaeger

BY: Christie Wilson, atty in fact

Christie Wilson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Christie Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lea Jaeger, and acknowledged that she executed the same as the free act and deed of the said Lea Jaeger.

WITNESS my hand and seal this 21st day of September 2007.

Notary Public

My Commission Expires:

9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY