WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 615,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 2007

Notary Public

MY COMMISSION EXPIRES: 9-05-11
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felicisimo M. Alvendia, Jr. (NAME)	Same As New Owner (NAME)	MAP 61-16
227 West California Avenue (ADDRESS)	(ADDRESS)	PARCEL 191.00
Sunnyvale, California 94086 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ardee Apartments, a Tennessee Partnership composed of Duane L. Brown, Mary H. Brown, Ervin D. Brown, and Karen R. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Felicisimo M. Alvendia, Jr. and wife, Kathleen M. Alvendia

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:

LAND in Davidson County, Tennessee, BEING Lot Nos. 42, 43, 44, and 45, of Block C, on the Map of the Resubdivision of Sunnymeade, of record in Book 974, page 56 & 57, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Ardee Apartments, a Tennessee Partnership, composed of Duane L. Brown, Mary H. Brown, Ervin D. Brown, and Karen R. Brown, by Warranty Deed from William D. Castleman and wife, Elizabeth Ellen Castleman of record in Book 9398, page 657, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2007, and subsequent years, the plat, and easements of record.

The above referenced property is for investment purposes only.

Davidson County DEEDWARR
Recvd: 10/04/07 08:08 2 pgs
Fees:13.00 Taxes:2275.50

20071004-0118161

unimproved ( )
This is improved (X) property, known as 1237 Ardee Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 hand this 27th day of September, 2007

Ardee Apartments, a Tennessee Partnership

By:
Ervin Brown, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared ERVIN BROWN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to me that he is a Partner of Ardee Apartments, a Tennessee Partnership, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of Ardee Apartments, by signing his name as Partner of Ardee Apartments, a Tennessee Partnership.

Witness my hand and official seal this 27 th day of September, 2007.

NOTARY PUBLIC

DANIEL L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 8/23/11