WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **28TH DAY OF SEPTEMBER, 2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES_____
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/15/07 10:29 3 pgs
Fees:18.00 Taxes:414.40
20071015-0121929

GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 02, 2010
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Southern Land Acquisitions, Inc.	**SAME**	**083-02-0-170**
4515 Harding Pike, Ste 315		
Nashville, TN 37205		

FOR AND IN 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,

Melvin R. Harrington and Brenda J. Harrington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Southern Land Acquisitions, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

Subject to matters appearing on subdivision plat of record in Plat Book 547, page 12, of said Register's Office.

(**X**) Improved
This ( ) Unimproved property is known as: **1601 Benjamin Street**
Nashville, TN 37206

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 not 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 ever 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 **28th day of September, 2007.**

Melvin R. Harrington **Brenda J. Harrington**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Melvin R. Harrington and Brenda J. Harrington**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISON, TN

This 28th day of September, 2007.

Notary Public

My Commission Expires: _____

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

EXHIBIT "A"

Being Lot No. 54 on the Plan showing subdivision of Lots Nos. 8, 9 and 10 and part of Lot No. 7 of Block "A", Lots Nos. 13 and 14 in Block "B" and all of Block "C" in the subdivision of Weakley Home Place, as of record in Book 547, page 12, Register's Office for said County.

Said Lot No. 54 fronts 72.2 feet on the northerly side of Benjamin Street and runs back 208 1/2 feet on the easterly line and 216 feet on the westerly line, with the easterly margin of an alley, to a dead line, measuring 21.2 feet thereon.

Being the same property conveyed to MELVIN R. HARRINGTON ET UX, BRENDA J. HARRINGTON, by Warranty Deed from EVELYN FLATT, A WIDOW, filed for record 11/24/1992 in Book 8794, page 658, Register's Office for DAVIDSON County, Tennessee.