THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00. Virginia S. Walker Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2007. Notary Public MY COMMISSION EXPIRES: 1-16-07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/18/07 13:03 2 pgs
Fees:13.00 Taxes:1480.00
20071018-0123683

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shadow Valley, LLC	Owner	MAP 132-9
918 Battery Lane	914 BATTERY LN	PARCEL 112
Nashville, TN 37220	NASHVILLE, TN 37220	
(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, **James E. Owens and Ray Pruett**

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

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 the southerly part of the easterly 100 feet of Lot number 26 on the plan of Oak Hill Subdivision number 1, as of record in Book 547, page 49, Register's Office for Davidson County, Tennessee. Said part of Lot number 26 fronts 100 feet on the northerly margin of Battery Lane and runs back 496.4 feet, more or less, on the westerly line, and 487.1 feet on the easterly line, to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to Ray Pruett and James E. Owens by deed of record in Book 6919, page 333, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **918 Battery Lane, Nashville, TN 37220.**

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 our hands this the 11th day of October, 2007.

James E. Owens by Ray Pruett, his attorney in fact

Ray Pruett

STATE OF TENNESSEE
Davidson County

On this 11 day of OCTOBER 2007 personally appeared before me, RAY PRUETT,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of JAMES E. OWENS

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 11 day of OCTOBER, 2007.

Notary Public

My commission expires: 1-26-08

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ray Pruett** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of October, 2007.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN