Davidson County DEEDWARR
Recvd: 10/22/07 15:38 2 pgs
Fees:13.00 Taxes:259.00
20071022-0125073

State of Tennessee
County of Davidson

This actual consideration or value, whichever is greater- is $70,000.00

Affiant

Subscribed and sworn before me this the 19th day of October, 2007.

Notary Public My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Warranty Deed

Instrument prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Boulevard Suite 1000
Lavergne, TN 37086

Address of New Owner	Improved Property known as:	Send Tax Bills to:
Glachery Lizarraga, Trustee P.O. Box 68315 Nashville, TN 37206	944 33rd Avenue North Nashville, TN	New Owner

Map and Parcel Number: 092-05-0-132 & 343

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

Phase 10 Property Management, LLC

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

Glachery Lizarraga, Trustee, with full power to mortgage, sell, convey and encumber without joinder of any third party beneficiary

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of loan together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Tract I: (Parcel 343)

Being the southerly 50 feet of the northerly 100 feet of the westerly part of Block 31, on the resubdivision of Midway Plan, of record in Book 421, Page 11, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the east margin of 33rd Avenue North at a point 50 feet south from the south margin of Albion Street, (formerly Eden Street), thence easterly and parallel to Albion Street 150 feet to an alley; thence with west margin of said alley, 50 feet to a point; thence westerly and parallel to Albion Street 50 feet to the east margin of 33rd Avenue North; thence with the east margin of same northerly 50 feet to the point of beginning.

Tract II: (Parcel 132)

Being the southerly 50 feet of the northerly 100 feet of the westerly part of Block 31, on the resubdivision of Midway Plan, of record in Book 421, Page 11, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the southeast corner of the intersection of 33rd Avenue North and Albion Street, (formerly Eden Street), thence easterly with the south margin of Albion Street 150 feet to an alley; thence southerly along said alley 50 feet to a point; thence westerly, parallel to the south margin of Albion Street 150 feet to the east margin of 33rd Avenue North; thence with the east margin of same northerly 50 feet to the point of beginning.

Being the same property conveyed to Phase 10 Management, LLC by deed from P.H.P. Ministries, dated March 16, 2007, of record in Instrument No. 20070319-0033051, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 421, Page 11, Register's Office for Davidson County, Tennessee.

Subject to application to split parcels in Instrument No. 20070118-0007390, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 19th day of October, 2007.

Phase 10 Property Management, LLC
BY: Derrick Leonard, Member

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Derrick Leonard** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Phase 10 Property Management, LLC** for the purpose therein contained, and who further acknowledge him/her self to be **Member** and being authorized by the board of directors/principals to execute this document on behalf of **Phase 10 Property Management, LLC.**

Witness my hand and official seal this **19th Day** of **October, 2007.**

My Commission Expires:

3-20-10

Notary Public