THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27143-10-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Affiant Subscribed and sworn to before me this 15th day of November, 2007. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Martin D. Cook, Jr. 1914 Sweetbriar Avenue Nashville, TN 37212	**Send Tax Bills To:** Regions Bank, d/b/a Regions Mortgage Dept. 2520, P.O. Box 2153 Birmingham, AL 35287-2520	**Tax Information:** Map and Parcel No.: 104160247.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brendoug Properties, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin D. Cook, Jr., Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1914 Sweetbriar Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of November, 2007.

Brendoug Properties, LLC, a Tennessee limited liability company

BY: _____
M. Douglas Cook, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared M. Douglas Cook with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Brendoug Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Brendoug Properties, LLC, a Tennessee limited liability company, by himself as Chief Manager.

Witness my hand, at office, this 15th day of November, 2007.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 11/19/07 15:57 2 pgs
Fees:13.00 Taxes:1813.00

20071119-0135483

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Zone Lot Division of Lot 2 of a Subdivision of the Knox Property, as of record in Plat Book 6250, page 714 and amended in Plat Book 6050, page 121, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to BrenDoug Properties, LLC, a Tennessee limited liability company by Warranty Deed dated August 4, 2005 from Sisters Too, LLC of record in Instrument No. 20050809-0094317, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 State/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Restrictive covenants contained in an instrument of record in Plat Book 6250, page 714, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 6050, page 121 and amended in Book 6250, page 714, Register's Office for Davidson County, Tennessee.