THIS INSTRUMENT PREPARED BY:
GARY S. RUBENSTEIN
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

Davidson County DEEDWARR
Recvd: 11/20/07 14:01 3 pgs
Fees:18.00 Taxes:1095.20
20071120-0136020

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Who's Your Daddy? LLC 1458 Willowbrook Franklin, TN 37069	Same	Map 94, Par. 14 Map 94, Par. 15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $296,000.00.

Teri Jackson
Affiant

Sworn and subscribed before me, this 15th day of November, 2007.

Pam McBroom
Notary Public

Commission Expires:
5/22/2010

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 25, 2009

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Cumberland Properties, a Tennessee general partnership composed of Richard Keana and Barbara Keana (previously known as Barbara Jackson) referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Who's Your Daddy? LLC, a Tennessee limited liability company, hereinafter referred to as Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being a tract of land in the 3rd, formerly the 15th, Civil District of said County, and being part of lot No. 3 on the Map of Lewis Jones' Lands, described according to a survey by Z. T. Wilkinson, Surveyor, January 22, 1944, as follows:

Beginning at a point in the Center line of Pumping Station Road, at the Southwest corner of the property conveyed to B. F. Kirby by deed of record in Book 1416, page 564, Register's Office for said County; thence along Kirby's westerly line, northerly 370 feet, more or less, to low-water mark of the Cumberland River; thence with the line of the same, down said river, southwesterly 450 feet, more or less, to the northeast corner of the property conveyed to N. A. Mitchener, Trustee, by deed in Book 627, page 551, said Register's Office; thence along Mitchener's east line, south 8° 30' East 160 feet, more or less, to the center line of Pumping Station Road; thence with the center line of the same, easterly 440 feet, more or less, to the point of beginning, including by excluding the westerly 25 feet of said tract, title to which is

not herein conveyed but is expressed reserved to the sellers.

Being the same property conveyed to Cumberland Properties, a Tennessee general partnership composed of Richard Keana and Barbara Jackson (now known as Barbara Keana), by deed from Sherrie H. Mingesz, of record in Book 9272, page 897, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Metro Health Dept. Sewage Soil Absorption System letters of record in Book 5863, page 767, Book 6222, page 869, Book 6814, page 478, Register's Office for Davidson County, Tennessee; Agreement of record in Book 7277, page 309, Register's Office for Davidson County, Tennessee; title to that portion of the premises embraced within the bounds of any streets, roads or highways; and title to that portion of the premises embraced within the high water mark of the Cumberland River.

This is improved property known as 1732 River Hills Drive, Nashville, TN 37210.

Tract 2:

Lying in the Third Civil District of said County, described as follows: Beginning at a point 175 feet westerly from the Orndorff west line and Hicks' east line in the north margin of Pumping Station Road; thence North 13° 30' West 445 feet to a point on the southerly bank of the Cumberland River; thence West along the southerly bank of said River 100 feet to a point; thence South 13° 30' East 370 feet to a point on the northerly margin of Pumping Station Road; thence East with the northerly margin of said Road 100 feet to the point of beginning.

Being the same property conveyed to Cumberland Properties, A Tennessee general partnership composed of Richard Keana and Barbara Keana, by deed from Estate of Laverne Mingesz, of record as Instrument No. 20040505-0051295, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements and restrictions as shown of record.

This is improved property known as 1734 River Hills Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth, and taxes for the year 2007, which the Grantee herein assumes and agrees to pay.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 14th day of November, 2007.

CUMBERLAND PROPERTIES,
A Tennessee General Partnership

By: _____
Richard Keana

_____
Barbara Keana

STATE OF ARIZONA
COUNTY OF MOHAVE

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Richard Keana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Cumberland Properties, a Tennessee general partnership, the within name bargainor, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the Tennessee general partnership by himself as partner.

Witness my hand and seal, at office in Bullhead, Arizona, this 14th day of November, 2007.

ROBERT BERUMEN
NOTARY PUBLIC - ARIZONA
MOHAVE COUNTY
My Commission Expires
January 30, 2010

Notary Public

Commission Expires:

1/30/2010

STATE OF ARIZONA
COUNTY OF MOHAVE

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Barbara Keana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of Cumberland Properties, a Tennessee general partnership, the within name bargainor, and that she, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the Tennessee general partnership by herself as partner.

Witness my hand and seal, at office in Bullhead, Arizona, this 14th day of November, 2007.

Notary Public

ROBERT BERUMEN
NOTARY PUBLIC - ARIZONA
MOHAVE COUNTY
My Commission Expires
January 30, 2010

Commission Expires:

1/30/2010