Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kenneth D. Petty, Ted L. Petty Bradley Ted Petty, and Brian Douglas Petty 89 Polk Avenue Nashville, Tennessee 37210	Same as New Owner	Map: 091-11 Parcel: 328
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Cherry Tree Properties, Inc.** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Kenneth D. Petty, Ted L. Petty, Bradley Ted Petty and Brian Douglas Petty, as tenants in common, each owning a 25% interest** ("Grantee"), and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities.

2. Subject to all matters as shown on subdivision plan of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 604 51ST Avenue North, Nashville, TN 37209.

Davidson County DEEDWARR
Recvd: 11/29/07 09:20 3 pgs
Fees:18.00 Taxes:1942.50
20071129-0138305

EXECUTED this 28th day of November, 2007.

Cherry Tree Properties, Inc.

BY: _____
Anthony W. Cherry
TITLE: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Anthony W. Cherry, 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 President of Cherry Tree Properties, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this the 28th day of November, 2007.

_____
Notary Public

My Commission Expires:
1/26/08
(SEAL)

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Kenneth D. Ditty
AFFIANT

Subscribed and sworn to before me this 28th day of November, 2007 .

_____
NOTARY PUBLIC

My Commission Expires:
1/26/08

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

The following described tracts of land in Davidson County, Tennessee, as follows, to wit:

PARCEL 1:

Land in Davidson County, Tennessee, being Lot Nos. 909 and 911 of Block 120, Plan No. 1, West Nashville, which plan is of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee.

PARCEL 2:

Being Lots 913 and 915 of Block No. 120, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

PARCEL 3:

Being Lot No. 923 and the westerly 20 feet of Lot No. 921 of Block 120, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

PARCEL 4:

Being Lot Nos. 917, 919, and easterly 5 feet of Lot No. 921, of Block 120, on the Map of Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Parcels 1-4 are collectively described more particularly as follows, according to that survey by Volunteer Surveying dated November 15, 2007:

Beginning at the southwesterly corner of the intersection of Delaware Avenue and 51st Avenue North,

Thence North 03 deg. 15 min. 26 sec. East 149.98 feet to an iron pin;

Thence South 86 deg. 18 min. 17 sec. East 209.10 feet to an iron pin;

Thence South 02 deg. 56 min. 28 sec. West 149.96 feet to an iron pin;

Thence North 86 deg. 18 min. 45 sec. West 209.93 feet to the point of beginning, containing 31,418.5435 square feet or 0.7213 acres.

Being the same property conveyed to Cherry Tree Properties, Inc. by Anthony W. Cherry by Quitclaim Deed dated April 22, 2003, of record as Instrument Number 20030422-0053292, Register's Office for Davidson County, Tennessee.