STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Sworn to and Subscribed before me on this the 10 day of December, 2007.

NOTARY PUBLIC
My Commission Expires: 1-24-08

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS- AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Davidson County DEEDWARR
Recvd: 12/13/07 09:12 2 pgs
Fees:13.00 Taxes:684.50
20071213-0143406

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Ann E. Snead and Kevin Snead	SAME	Map 83-14, Parcel 150
109 Braxton Lane West		
Hendersonville, TN 37075		

WARRANTY DEED

For and in 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, **Victor Hope Capital, LLC, a Tennessee limited liability company,** hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ann E. Snead and husband, Kevin Snead**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 39 of Block "B" on the Map of the Priest Home Place, as of record in Book 161, Page 102, Register's Office for said County.
>
> Said Lot No. 39 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Victor Hope Capital, LLC from Dewey William Parton and wife, Siddie Virginia Parton, by Warranty Deed recorded on March 29, 2006, as Instrument No. 20060329-0035591, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1807 Fatherland Street, Nashville, TN 37206.
>
> This is the same description as the previous deed.

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 Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the following:

- Subject to plan of record in Plat Book 161, Page 102, said Register's Office.

And Grantor does further covenant and bind itself, its 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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 10 day of December, 2007.

VICTOR HOPE CAPITAL, LLC

By: _____
Farsheed Ferdowsi

Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary, personally appeared **Farsheed Ferdowsi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Victor Hope Capital, LLC, the within named bargainor, a Tennessee limited liability company, and that such Chief Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Victor Hope Capital, LLC as Chief Manager.

WITNESS my hand and seal, at office in Franklin, Tennessee, this 10 day of December, 2007.

_____
NOTARY PUBLIC

My Commission Expires on: 1-11-08

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY