(1)

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Middle Tennessee Holdings, LLC, Grantors
TO: Richard L. Ruth & Carol Marx-Ruth, Grantees

Davidson County DEEDWARR
Recvd: 12/26/07 10:15 2 pg
Fees:13.00 Taxes:1174.38
20071226-0146995

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Richard L. Ruth & Carol Marx-Ruth 5429 San Marcos Drive Nashville, TN 37220	Same as Owner	160-08-0-070.00

NOTARY PUBLIC STATE OF TENNESSEE LEE E. CRANFORD AT LARGE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $317.400.00.

Affiant

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

My commission expires: 1/26/08

NOTARY PUBLIC Lee E. Cranford

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Middle Tennessee Holding's, LLC**, a Tennessee limited liability company, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Richard L. Ruth and wife, Carol Marx-Ruth**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 37 on the plan of Hillview Estates of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Middle Tennessee Holding's LLC, a Tennessee limited liability company, by special warranty deed, recorded September 5, 2007 in Instrument No. 20070905-0106347, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 5429 San Marcos Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 19th day of December, 2007.

"GRANTORS"
Middle Tennessee Holding's, LLC

By: _____
Authorized Signature

By: _____
Authorized Signature

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David R. Jenner and Charles W. Devier, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged themselves to be the Members of Middle Tennessee Holding's, LLC, a Tennessee limited liability company, and that as such Members being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

WITNESS my hand and official seal at Franklin, Tennessee this 19th day of December, 2007.

My commission expires: June 2, 2011

_____
Notary Public

{Seal}

