APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 6-12-11

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of June, 2008

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marcus A. Robertson	Hamilton Mortgage Corporation	081.08-0-430.00
1729 6th Avenue North	1 Independence Plaza, Suite 416	
Nashville, TN 37208	Birmingham, AL 35209-2650	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brush Branch Properties, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Marcus A. Robertson**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 198-B on the Plan of Nashville Real Estate Company's Plan of Lots, of record in Plat Book 6200, page 729, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brush Branch Properties, LLC from Sidney Property Investments, LLC by Warranty Deed dated April 11, 2007 and recorded April 23, 2007 in Instrument #20070423-0047763, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1729 6th Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 genders.

Witness my/our hand(s) this the 11th day of June, 2008:

Brush Branch Properties, LLC
By: James George Davison

Davidson County DEEDWARR
Recvd: 06/13/08 09:26 1 pgs
Fees:13.00 Taxes:1221.00
20080613-0061032

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared James George Davison, 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 Member (or other officer authorized to execute the instrument) of Brush Branch Properties, LLC the with in named bargainor, a limited liability company, and that such president or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this the 11th day of June, 2008.

NOTARY SIGNATURE
Notary Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY