| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| V & P Investments Group, Inc | New Owner | Map/Parcel - |
| 469 Ponder Place, Ste 203 | | 09316000100 |
| Nashville, TN 37228 | | 13256 26b |

**This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205**

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **AEC Investment, Inc, A Tennessee Corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **V & P Investments Group, Inc, A Tennessee Corporation** (The "Grantees"),it successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:**

**BEING LOT NO. 70 IN MURRAY & CLAIBORNE ADDITION ON WHARF AVENUE IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 21, PAGES 84 & 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:**

**SAID LOT NO. 70 FRONTS 35 FEET ON THE EASTERLY SIDE OF WHARF AVENUE AT THE CORNER OF GREEN STREET AND EXTENDS BACK 150 FEET BETWEEN PARALLEL LINES PARALLEL TO GREEN STREET, TO A DEAD LINE.**

**BEING THE SAME PROPERTY CONVEYED TO AEC INVESTMENT, INC. BY WARRANTY DEED FROM TIMOTHY HARRIS, RECORDED ON THE 23RD DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040623-0074666, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MURRAY & CLAIBORNE ADDITION ON WHARF AVENUE IN NASHVILLE, as recorded in Plat Book 21, Page(s) 84 and 85, , said Register's Office.

Davidson County DEEDWARR
Recvd: 06/18/08 13:35 2 pgs
Fees:13.00 Taxes:129.50
20080618-0062783

This is improved property commonly known as: 139 Charles E. Davis Boulevard, Nashville, TN 37210

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

**The actual consideration or value, whichever is greater for this transfer is $35,000.00**

**Affiant**

**Subscribed and sworn to before me this 16th day of June, 2008**

**My Commission Expires:** _____

**My Commission Expires 01/09/2012**

**Notary Public**

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16 day of June, 2008.

AEC Investment, Inc.

By: A. E. Coley
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anthony Coley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of AEC Investment, Inc , the within named bargainor, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself/herself as President.

**WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of June, 2008.**

Ryan Hunter Alsup
Notary Public

My Commission Expires:

**My Commission Expires 01/09/2012**

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY