Davidson County DEEDWARR
Recvd: 06/27/08 11:50 2 pgs
Fees:13.00 Taxes:1517.00

20080627-0066538

THIS INSTRUMENT PREPARED BY:

MOORELAND TITLE COMPANY, LLC
315 Deaderick Street
Regions Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $410,000.00

Bret McCulley
AFFIANT

Subscribed and sworn to before me, this 26th day of June, 2008.

Robert L. Scruggs
NOTARY PUBLIC

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires: July 25, 2009

My Commission Expires:

Address New Owners as Follows:

KBB Partnership
1006 Caleb's Walk
Goodlettsville, TN 37072

Send Tax Bills To:

SAME

Map-Parcel Number:

105-4-387.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Chan McCullough ("Grantor") does hereby bargain, sell, transfer and convey unto **KBB Partnership, a Tennessee general partnership** ("Grantee") its representatives, successors and assigns, all of his right, title and interest in and to certain property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 9, 11, 13 and 15 on the Map of Old Fair Ground Subdivision, as shown of record in Book 21, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chan McCullough by deed from Maribel V. Lineberry of record in Instrument No. 20021106-0136708, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **KBB Partnership**, its representatives, successors and assigns, forever.

AND **Chan McCullough** does hereby covenant with **KBB Partnership**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Chan McCullough** does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to said land to **KBB Partnership,** its representatives, successors and assigns against the lawful claims of all persons whomsoever.

This is ( ) unimproved (X) improved property known as: 43 Trimble Street, Nashville, TN 37208

IN WITNESS WHEREOF, this Warranty Deed has been executed this 26th day of June, 2008.

Chan McCullough

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Chan McCullough, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainors, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 26th day of June, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Permitted Encumbrances

1. County Taxes for 2008, have been pro-rated and shall be paid by Grantee, all subsequent years, a lien not yet due and payable

2. Plan of record in Book 21, page 116, Register's Office for Davidson County, Tennessee.