(1)

Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE Arizona
COUNTY OF WILLIAMSON Maricopa

The actual consideration or value, whichever is greater, for this transfer is $172,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2008.

Notary Public

Expiration of commission. Dec 20, 2009

OFFICIAL SEAL
MICHAEL W. TENNANT
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec.20, 2009

(Notary Stamp)

Davidson County DEEDWARR
Recvd: 07/02/08 10:29 2 pgs
Fees:13.00 Taxes:636.40

20080702-0068306

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Prodigy One Investment Group, Inc.	**New Owner**	**Map 118, Group 010, Parcel 372.00**
911 Knox Ave.		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

James R. Bernstorf, and wife, Brenda O. Bernstorf

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Prodigy One Investment Group, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 11, on the Map of W.D. Gales Kirkwood Addition, of record in Book 332, page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof. Gales was erroneously spelled as Cales in above referenced Deed.

Being the same property conveyed to James R. Bernstorf and wife, Brenda O. Bernstorf, by Warranty Deed, from John T. Booker and wife, Lucille Booker, of record in Instrument No. 20070402-0039219, Dated March 30, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 332, page 76, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 911 Knox Ave., Nashville, TN 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 25th day of June, 2008.

James R. Bernstorf

Brenda O. Bernstorf

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, a Notary Public of said County and State, James R. Bernstorf, and wife, Brenda O. Bernstorf, the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2008.

OFFICIAL SEAL
MICHAEL W. TENNANT
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Dec.20, 2009

Notary Public

My Commission Expires: Dec 20, 2009

File #: **08471-JM**

RECORD & RETURN TO:

McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027