1st

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/28/08 15:49 4 pg
Fees:23.00 Taxes:2960.00
20080828-0088611

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
C.B. Ragland Company **2720 Eugenia Avenue** **Nashville, TN 37211**	**(Same)**	**118-12 0065.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **LURA, LLC, a Tennessee limited liability company** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **C.B. Ragland Company, a Tennessee corporation** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee being an approximately .676 acre tract of land in the 6th Civil District of said county, described by a survey of Ragan-Smith & Associates, Inc. dated December 28, 1977 as:

Beginning at an iron pin on the northerly right-of-way of Thompson Lane at the southwesterly corner of Lot No. 1, Colonial Realty Co. Subdivision as of record in Book 5060, Page 119, R.O.D.C., Tennessee. Said pin being S 85° 37' E, 261.00' from the easterly right-of-way of Eugenia Ave. as measured along the northerly right-of-way of Thompson Lane, thence;

1. With the northerly right-of-way of Thompson Lane, N 85° 37' W, 141.00' to a p.k. nail, thence;
2. N 00° 35' E, 204.00' to an iron pin, thence;
3. N 89° 56' 58" E, 140.70' to an iron pin, thence;
4. S 00° 35' W, 214.90' to the point of beginning.

Included in the above description but excluded from this conveyance is that certain property conveyed to the State of Tennessee by instrument of record in Book 6159, page 452, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to LURA, LLC, a Tennessee limited liability company by deed from CONNIE LEE RHODES and PATRICIA ANN ROBERTS dated November 15, 2004 and recorded as Instrument No. 20041201-0142919 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **614 Thompson Lane, Nashville, Tennessee 37204.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through said Grantor, but not further or otherwise. Notwithstanding the foregoing warranties, this conveyance is expressly subject to the following:

1. The lien for real property taxes for 2008 and subsequent years. Taxes for 2008 have been prorated at closing and are assumed by the Grantee.
2. The rights of tenants under unrecorded leases.
3. Easements describe in instrument of record in Book 5240, page 71 in the Register's Office for Davidson County, Tennessee.
4. All matters shown on the survey prepared by Timothy Mark Donlon, Tennessee R.L.S. No. 2297 of Donlon Land Surveying, LLC dated August 22, 2008, Job No. 2809-hayes.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 28th day of August, 2008.

LURA, LLC, a Tennessee limited liability company

By: Connie Lee Rhodes
Connie Lee Rhodes
Its: Secretary and Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Connie Lee Rhodes**, 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 the Secretary and Vice President of **LURA, LLC**, the within named bargainor, a Tennessee limited liability company, and she as such Secretary and Vice President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as its Secretary and Vice President.

Witness my hand and seal, at office in Nashville, Tennessee this 28th day of August, 2008.

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 21 2009

Notary Public
My commission expires: NOVEMBER 21, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $800,000.00.

Affiant

Sworn to and subscribed before me this
28th day of August, 2008.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater, is $800,000.00.

Affiant

Sworn to and subscribed before
me this 28th day of August, 2008.

Notary Public

My Commission Expires:

Sept. 25, 2010

MONICA A. CARLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.