PREPARED BY: & Return To:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of August, 2008, by and between MARY SUE GIFFORD, A WIDOW, UNMARRIED, hereinafter called Grantor, and SHIV ENTERPRISES LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARY SUE GIFFORD, A WIDOW, UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto SHIV ENTERPRISES LLC, A TENNESSEE LIMITED LIABILITY CO., hereinafter referred to as Grantee, its successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7518 HICKORY HILLS CT, WHITES CREEK, TENNESSEE 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, its successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns and representatives, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of the Grantor on this the day and year first above written.

SELLER(S):

Mary Sue Gifford

MARY SUE GIFFORD
Signature of Seller

Davidson County DEEDWARR
Recvd: 09/02/08 15:29 3 pgs
Fees:18.00 Taxes:7030.00

20080902-0089869

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARY SUE GIFFORD, A WIDOW, UNMARRIED, the within named bargainor(s), with whom I am personally acquainted (or proved to me 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 Joelton, Tennessee, on this the 27th day of August, 2008.

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

My Commission Expires: _____

Name and Address of Property Owner:

SHIV ENTERPRISES LLC

P.O. BOX 216
WHITES CREEK, TENNESSEE 37189

Property Address:

7518 HICKORY HILLS CT, WHITES CREEK, TENNESSEE 37189

Person Responsible for Taxes:

~~7518 Hickory Hills Ct.~~ Shiv Enterprises, LLC
~~Whites Creek, TN 37189~~ P.O. Box 216
Whites Creek, Tn 37189

Map & Parcel #: MAP 40, PARCEL 152.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$1900000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of August, 2008.

Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

My Commission Expires: _____

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101 ELMORE AVENUE
MADISON, TN 37115 08-8195J

EXHIBIT 'A'

Being Lot No. 1 on the Plan of Section Five, Hickory Hills Subdivision of record in Book 6050, page 177, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to MARY SUE GIFFORD, A WIDOW, UNMARRIED, by Warranty Deed from WALLER-GIFFORD JOINT VENTURE, of record in BOOK 11060, PAGE 1, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 40, PARCEL 152.00). .

2. All matters as set forth on the Plan of Hickory Hills Subdivision, Section Five of record in Book 6050, page 177 and revised in Book 6900, page 123, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Tennessee Natural Gas Line Easement of record in Book 2493, page 388, Register's Office for DAVIDSON County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5141, page 735 and Book 5968, page 654, Register's Office for DAVIDSON County, Tennessee.

5. Storm Water Detention Agreement of record in Book 6836, page 60, Register's Office for DAVIDSON County, Tennessee.

6. Declaration of Restrictive Covenants of record in Book 6368, page 643, Register's Office for DAVIDSON County, Tennessee.