WARRANTY DEED

2009050334

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY M. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires September 16, 2009

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EFS Investment Partners, LLC,	Frank Abernathy (NAME)	
930 32nd Avenue North (ADDRESS)	214 Conservatory Dr (ADDRESS)	092-05-0-156.00
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we THEODORE R. CAMPBELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EFS INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their heirs and assigns, that 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. 6 and 7 on the Plan of Map of Waddy's Midway Subdivision of record in Plat Book 421, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 6 and 7 front 100 feet on the easterly side of India Street and runs back between parallel lines, 150 feet to an alley in the rear, measuring 100 feet.

Being the same property conveyed to Theodore R. Campbell by deed from Bettye C. Payne of record as Instrument No. 20010711-0073839, in the Register's Office for Davidson County, Tennessee, dated July 9, 2001.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 930 32nd Avenue North, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

BILL GARRETT, Davidson County
Trans: T20090041851 DEEDWARR
Recvd: 06/23/09 11:50 2 pgs
Fees: 13.00 Taxes: 425.50
20090623-0058320

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 28th day of May, 2009.

Theodore R. Campbell

State of Tennessee

County of Williamson

Personally appeared before me Christy Kennedy the undersigned, a Notary Public in and for said County and State, the within named Theodore R. Campbell the grantor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of May, 2009.

My commission expires:

CHRISTY M. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 16, 2009

Notary Public