Prepared by:
Com Unity Title Of Tennessee, Inc.
417 Welshwood Drive, Suite 203
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DICKSON
The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2009.

Notary Public

File # 200906221

My commission expires: 7/24/2010

Address of New Owner:	Send Tax Bills to:	Tax Information
M. L. Barrett Limited Partnership 976 Murfreesboro Road Nashville, TN 37217	Same as Owner	Map 70 Gp. 9 Parcel 7600 (07009007600)

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Peggy Ann Pardue, referred to as Grantor, has bargained and sold, and does hereby transfer and convey unto M. L. Barrett Limited Partnership, hereinafter called the Grantee, their heirs, successors 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. 1 on the Plan of Randall Subdivision of record in Plat Book 6200, page 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Peggy Ann Pardue, by Quitclaim Deed from Ronald S. Pardue and wife, Nancy Sue Pardue, dated December 28, 2001, recorded December 28, 2001, of record in Instrument No. 20011228-0144222, Register's Office for Davidson County, Tennessee.

Property also known as improved property located at: 2230 Valley Avenue, Nashville, TN 37218

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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantor does covenant with Grantee that Grantor is 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. Grantor does further covenant and bind herself, heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20090042238 DEEDWARR
Recvd: 06/24/09 14:23 2 pgs
Fees:13.00 Taxes:273.80
20090624-0058819

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 hand this 23rd day of June 2009.

Peggy Ann Pardue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Peggy Ann Pardue, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee this 23rd day of June, 2009.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
JULIE COONE
State of Tennessee at Large

My Commission expires: 7/24/2010