(2)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $30,000.00 Affiant Subscribed and sworn to before me, this 7th day of July, 2009. Notary Public My commission expires: 2/19/12

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
T. Pool Manager, LLC	New Owner 4117 Hillsboro Pike	081-060B|001
2111-2113 24th Avenue North	Suite 103-328	081-060B|002
Nashville, TN 37208	Nashville, TN 37215	

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

Black and White Investments Co., LLC

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

T. Pool Manager, LLC

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 Unit: #1-A and #1-B, Twenty-Fourth Avenue Townhomes, a horizontal property regime created under T.C.A. Title #66, Chapter #27, Section #101, et seq. as amended and established by Master Deed file for record in Instrument No. 20060616-0072236, said Register's Office, together with an undivided interest in the common elements, all to which reference is hereby made for a more complete description and identification of such units.

Being the same property conveyed to Whitney Stegall, Jr., by Warranty Deed, from Milton R. Thomas, Sr., of record in Instrument No. 20060616-0072237, Dated June 13, 2006. Said property was conveyed to 1st Trust Title, Inc, Trustee, of record in Instrument No. 20060616-0072238, Dated June 13, 2006, who appointed Arnold M. Weiss, as Substitute Trustee, of record in Instrument No. 20081010-012770. Arnold M. Weiss, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold to Black and White Investment Company, LLC and Floridian Bank, of record in Instrument No. 20081120-0114233, dated November 11, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 property known as 2111-2113 24th Avenue North, Nashville, TN 37208.

BILL GARRETT, Davidson County
Trans:T20090048511 DEEDWARR
Recvd: 07/17/09 15:48 2 pgs
Fees:13.00 Taxes:111.00
20090717-0067399

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 in 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 7th day of July, 2009.

Black and White Investments Co., LLC

By: RANDOM R BURNETT
Title: MANAGER

STATE OF Florida
COUNTY OF Volusia

Before me, the undersigned, a Notary Public of said County and State, personally appeared Random R. Burnett _____, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Black and White Investments Co., L.L.C., the within named bargainor, a Florida limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at office in Volusia Co Fla, this 7th day of July, 2009.

My Commission Expires:_____

Catherine Smith
Notary Public

File #: 09736-CD
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

CATHERINE SMITH
Commission DD 813265
Expires September 24, 2009
Bonded Thru Troy Fain Insurance 800-385-7019