THIS INSTRUMENT PREPARED BY:
PHILLIPS M. SMALLING, ATTORNEY
P.O. BOX 340
BYRDSTOWN, TN 38549

PERSON OR AGENCY
RESPONSIBLE FOR
PAYMENT OF TAXES:
Diversified Management Group, LLC
1937 Burke Hollow Road
Nolensville, TN 37135

BILL GARRETT, Davidson County
Trans:T20090051251 DEEDWARR
Recvd: 07/29/09 15:31 2 pgs
Fees:13.00 Taxes:166.50
20090729-0071120

WARRANTY DEED

This indenture made and entered into on this the 23 day of July, 2009, by and between

CATHY BYRD KELLY

hereinafter referred to as the GRANTOR, and

DIVERSIFIED MANAGEMENT GROUP, LLC
a Tennessee Limited Liability Company

hereinafter referred to as the GRANTEE.

WITNESS, that for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR has this day bargained and sold and by these presents does transfer and convey unto the said GRANTEE, its successors and assigns, the following described tract or parcel of land, to-wit:

Lying and being in Nashville, County of Davidson, State of Tennessee, as follows:

Land in Davidson County, Tennessee, particularly described as follows, to-wit: **BEING LOT NO. 10 ON THE PLAN OF SHARPE AND CRUTCHER'S ADDITION TO EAST NASHVILLE** as of record in Book 57, Page 82, Register's Office for said County.

Being the same property conveyed to Rosalyn B. Clemens by deed from Carl Antonio Reed, married, of record in Book/Instrument No. 20060308-0026861, Register's Office, Davidson County, Tennessee, dated 2-27-06 and recorded 3-8-06.

The above referenced property is also known as 921 Lischey Avenue, Nashville, TN 37207.

This conveyance is subject to any and all matters appearing of record in Book 57, Page 82; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

A previous and last conveyance being a Warranty Deed from Rosalyn B. Clemens to Danielle M. Taylor and Cathy Kelly, as joint tenants with the right of survivorship, by deed dated May 31, 2006, of record in the Register's Office for Davidson County, Tennessee, in Book/Instrument No. 20060607/0067664.

The preparer of this deed makes no representation as to the status of the title to the property described herein, unless a separate title opinion has been issued. This deed was prepared from information furnished by the grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date above first written.

Cathy Byrd Kelly

CATHY BYRD KELLY

STATE OF Tennessee

COUNTY OF Pickett

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CATHY BYRD KELLY, the within named bargainor, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Byrdstown, Tennessee, on this the 23 day of July, 2009.

JANET MARIE WHITE STATE OF TENNESSEE NOTARY PUBLIC PICKETT COUNTY

Janet Marie White

NOTARY PUBLIC

December 12, 2009

Commission Expires:

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $45,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Cathy Byrd Kelly

AFFIANT

Subscribed and sworn to before me this the 23 day of July, 2009.

Janet Marie White

Notary Public

Commission Expires:

December 12, 2009

JANET MARIE WHITE STATE OF TENNESSEE NOTARY PUBLIC PICKETT COUNTY