WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $55,000.00.

Affiant

Subscribed and sworn to me on August 17, 2009.

NOTARY PUBLIC

My Commission Expires: 5/8/2012

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090057017 DEEDWARR
Recvd: 08/20/09 10:30 2 pgs
Fees:13.00 Taxes:203.50
20090820-0078401

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hawkins County Land Company, LLC 112 East Main Blvd Church Hill, TN 37642	New owner	Map 93-01-0-A Parcel 256

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ricky Linn Palmateer and, Steven John Fast, as tenants in common with a right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Hawkins County Land Company, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 1005, as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, page 417, amended in Book 11072, page 626, Register's Office for Davidson County, Tennessee, to which Master Deed reference is herby made for a more complete and accurate description.
>
> Being the same property conveyed to Ricky Linn Palmateer and Steven John Fast, as tenants in common with a right of survivorship from Christopher H. Stephens, of record Instrument No. 20060418-0043901, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2009 Davidson County and subsequent taxes are assumed by the Grantee; and
> 2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 510 Gay Street, #1005, Nashville, TN 37219.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on August 17, 2009.

Paul Gaddes, as attorney in fact for Ricky Linn Palmateer

Ricky Linn Palmateer

Paul Gaddes as attorney in fact for Steven John Fast

Steven John Fast

State of Tennessee)

County of Davidson)

Personally appeared before me, John Cobb Rochford, Notary Public, in and for said County and State, Paul Gaddes, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Ricky Linn Palmateer and Steven John Fast or a constituent of Ricky Linn Palmateer or Steven John Fast and is authorized by Ricky Linn Palmateer or Steven John Fast or by their constituents, the constituents being authorized by Ricky Linn Palmateer or Steven John Fast, to execute this instrument on behalf of Ricky Linn Palmateer or Steven John Fast.

Witness my hand, at office, this 17th day of August, 2009.

John Cobb Rochford
Notary Public

My Commission Expires: 1/3/2011

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON