FILE NUMBER
290599

This instrument prepared by:

C & T TITLE AND ESCROW
6094 APPLETREE CENTER DRIVE, SUITE 1
MEMPHIS, TN 381115

WARRANTY DEED

THIS INDENTURE made and entered into this 17TH day of September 2009, by and between **John Thomas, Jr.** (Grantor), party of the first part, and **Everyman Properties, LLC** (Grantee), party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Unit 208, Spence Manor Condominiums, according to the Master Deed of record in Book 6794, Page 219, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to John Thomas, Jr. by deed from Wells Fargo Bank Minnesota, N.A. of record in Instrument Number 20020730-0091114, in the Register's Office for Davidson County, Tennessee, dated March 21, 2002.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: **2009 Davidson County real property taxes, being liens not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in said Register's Office**. That title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John Thomas, Jr.

BILL GARRETT, Davidson County
Trans:T20090064631 DEEDWARR
Recvd: 09/22/09 10:45 2 pgs
Fees:13.00 Taxes:377.40

20090922-0088162

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **John Thomas, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of September, 2009.

GARMER CURRIE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

NOTARY PUBLIC

My Commission Expires: [illegible] December 13, 2010

Property Owner and Address:
Everyman Properties, LLC
11 Music Square East, Unit #208
Nashville, TN., 37203

Tax Parcel No:
#093.13-0A-208.00

Property Address:
11 Music Square East, Unit #208
Nashville, TN., 37203

MAIL TAX BILLS TO:
Everyman Properties, LLC
P.O. Box 8081
Columbia, TN 38402

STATE OF TENNESSEE
COUNTY OF Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $102,000.00 amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of September, 2009.

KENNETH BRIAN HAY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires OCT. 16, 2011

NOTARY PUBLIC

My Commission Expires: