WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT10080056 3

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS/ARE 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS the 21st day of September, 2010.

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GAIL C. VICTORY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rodney L. Bragg	New Owner	Parcel ID:
2208 McGavock Pike		06213006200
Nashville, TN 37216		

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 acknowledged, we

English Havens Properties, LP

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rodney L. Bragg and Windle H. Morgan, both unmarried, as tenants in common with full right of survivorship
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:

BEING Lot No. 2, Blk. "G", on the Plan of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to English Havens Properties, LP (a 1% interest), by Quitclaim Deed from CEW Investments, LLC, a Texas Limited Liability Company, dated 9-18-03 and recorded 12-1-03 in Instrument 20031201-0172459 and being the same property conveyed to English Havens Properties, LP (a 99% interest), by Quitclaim Deed from Christopher L. Havens and Elaine English, husband and wife, dated 9-18-03 and recorded 12-1-03 in Instrument 20031201-0172458, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 843, Page 95, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2208 McGavock Pike, Nashville, TN 37216

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, their heirs and assigns forever; and we do covenant with 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 is 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 hand this 21st day of September, 2010.

English Havens Properties, LP
By General Partners: CEW Investments, LLC
BY:

Christopher L. Havens, Manager

BILL GARRETT, Davidson County
Trans: T20100059871 DEEDWARR
Recvd: 09/23/10 09:11 2 pgs
Fees: 13.00 Taxes: 1147.00

20100923-0075604

STATE OF TEXAS
COUNTY OF Kendall

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Christopher L. Havens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Manager respectively of the CEW Investments, LLC, general partner for English Havens Properties, LP the within named bargainer, and that he/she as such Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of Christopher L. Havens as such Manager.

Witness my hand and official seal at Comfort, Texas, this 16th day of September, 2010.

My Commission Expires: 10/17/12

Notary Public

GAYE M. PETTY
Notary Public, State of Texas
My Commission Expires 10-17-2012