Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2012. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (AFFIX SEAL)

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA INNOVATIONS, INC., ELIZABETH LOGSDON IRA 210961, ET AL	**SAME**	**072-10-0-043.00**
(NAME) **750 OLD HICKORY BLVD., BLDG. TWO, SUITE 150**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120091423 DEEDWARR
Recvd: 11/30/12 15:03 2 pgs
Fees:13.00 Taxes:340.40
20121130-0110198

WARRANTY DEED

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, RARE EARTH PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA INNOVATIONS, INC. FBO ELIZABETH LOGSDON IRA 2101961, A NINETY PERCENT UNDIVIDED INTEREST, AND IRA INNOVATIONS, INC. FBO NATHAN LOGSDON IRA 2101299, A TEN PERCENT UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTEES, ITS HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being the southerly 70 feet of the northerly 99 feet of Lot No. 24 on the plan of Keller's Subdivision of the Maxey Home Place of record in Book 421, page 86, said Register's Office and described as follows:

Beginning at a point on the westerly side of Scott Avenue, said point being the southeast corner of property owned by C. W. Smith and wife, as of record in Book 620, page 225, said Register's Office; running thence south with the westerly margin of Scott Avenue 70 feet; thence westerly 160 feet, more or less, to the dividing line between Lot No. 23 and Lot No. 24 in said plan; thence with said dividing line northerly 70 feet; thence eastwardly with the southern margin of C. W. Smith's property 170 feet, more or less, to the point of beginning.

Being the same property conveyed to Rare Earth Properties, a TN General Partnership, by deed from Citimortgage, Inc., successor by reason of merger with Citifinancial Mortgage Company, Inc., of record as Instrument No. 20090601-0050037, dated May 22, 2009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2907 SCOTT AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 30th day of **NOVEMBER, 2012.**

RARE EARTH PROPERTIES

Sheila F. Tidwell, mbr.
Oasis Property, LLC

Oasis Property, LLC- Gen. Partner
By: Sheila F. Tidwell, Sole Member

Connie M. Williams, mbr.
Worldwide Properties LLC

Worldwide Properties, LLC-Gen. Partner
By: Connie M. Williams, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Sheila F. Tidwell**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a member of **OASIS PROPERTY, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **OASIS PROPERTY, LLC** to be a **GENERAL PARTNER OF RARE EARTH PROPERTIES,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 30th day of NOVEMBER, 2012.

My commission expires: **MAY 5, 2015**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and State, **Connie M. Williams**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a member of **WORLDWIDE PROPERTIES, LLC,** a Tennessee Limited Liability Company, and who, upon oath, acknowledged **WORLDWIDE PROPERTIES, LLC** to be a **GENERAL PARTNER OF RARE EARTH PROPERTIES,** the within-named bargainor, a Tennessee general partnership, and that as a constituent of the maker and being authorized by the maker or a constituent of the maker, executed this instrument on behalf of the maker.

Witness my hand and official seal at office this 30th day of NOVEMBER, 2012.

My commission expires: **MAY 5, 2015**

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON