1/24

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THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
H/Square, LLC 711 Main Street Nashville TN 37206	Same	Map 148, Parcel 228

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, OAKS REAL ESTATE, INC., a Michigan corporation ("Grantor") has bargained and sold, and by these presents transfers and conveys unto H/SQUARE, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Antioch Business Park, Section 3, as shown on plat of record in Plat Book 7900, page 100, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Oaks Real Estate, Inc., by deed of record in Book 10024, page 451, Register's office for Davidson County, Tennessee.

The source of this description is the plat of record.

This is improved property known as 101 Cummings Court, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1998 taxes, a lien, not yet due and payable.

2. Sewer easement of record in Book 4591, page 406, said Register's Office.

3. Cemetery right of ways of record in Book 2138, page 361 and Book 4413, page 980, said Register's office.

4. All matters shown on Plat of record in Book 7900, page 100 and in Book 4595, page 140, said Register's Office.

5. Deeds of conveyance for water and/or sewer distribution system of record in Book 8287, page 19, said Register's office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

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Grantor further covenants and binds itself and its successors and assigns] to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 30th day of December, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

OAKS REAL ESTATE, INC.

By: Melanie Reinhold

Title: President

STATE OF Colorado)
)
COUNTY OF Routt)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melanie Reinhold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the _____ of Oaks Real Estate, Inc., the within named bargainor, a Michigan corporation, and that she as such _____ executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as President.

WITNESS my hand, at office, this 30th day of December, 1997.

Elaine Love
Notary Public

ELAINE LOVE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires:

3/24/98

0385600
IDENTIF. + REFERENCE
97 DEC 31 PM 1:03
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible]

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STATE OF Colorado)
)
COUNTY OF Routt)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $225,000.00.

Affiant

Sworn to and subscribed before me this 30th day of December, 1997.

Elaine Love
Notary Public

ELAINE LOVE NOTARY PUBLIC STATE OF COLORADO

My Commission Expires:

3/24/98

LACKS/ 573598

7182 12/31 0101 03CHECK 845.50

[redacted] [redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 225000.00
CON TX 832.50
PRFEE 1.00
WDEED 12.00
TOTAL 845.50
CHECK 845.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/97 01 13:05 0001 7182

0385600
IDENTIF. ↑ REFERENCE

97 DEC 31 PM 1:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1237877