Davidson County DEEDWARR
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Fees:18.00 Taxes:2220.00

20020225-0023654

GENERAL WARRANTY DEED

FROM JOHN E. MASON, Trustee for the Mason Living Trust dated December 8, 1990, **Grantor**

TO: 2TK, LLC, **Grantee**

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison PLLC
Suite 1800, SunTrust Center
424 Church Street
Nashville, Tennessee 37219

Address New Owner(s) as follows:
1107 17th Ave. South
~~4219 Hillsboro Road~~
~~Suite 318~~
Nashville, TN 37212

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(New Owner)

Map-Parcel Numbers

104-4-108

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Thousand and No/100 Dollars ($600,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of February, 2002.

Notary Public

My Commission Expires: SEPT. 25, 2004

FOR AND IN CONSIDERATION OF the sum of Six Hundred Thousand and No/100 Dollars ($600,000.00), the receipt and sufficiency of which are hereby acknowledged, John E. Mason, Trustee for the Mason Living Trust dated December 8, 1990 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto 2TK, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 1107 17th Avenue South, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 15 day of February, 2002.

JOHN E. MASON, Trustee for the Mason
Living Trust dated December 8, 1990

STATE OF NEVADA)
COUNTY OF DOUGLAS)

Personally appeared before me, GEORGE W. ECHAN, a Notary Public of said County and State, JOHN E. MASON, Trustee for the Mason Living Trust dated December 8, 1990, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of February, 2002.

Notary Public

My Commission Expires: MARCH 9, 2005

GEORGE W. ECHAN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 93-2998-5 - Expires Mar 9, 2005

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Plan of O.B. Hayes Plan of Large Lots, of record in Book 21, page 87, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point 197' 3" North of Edgehill Avenue on 17th Avenue, South, running thence with said 17th Avenue, 50' northwardly; thence at right angles 158', westwardly to an alley; thence running southwardly 50' with said alley; thence eastwardly 158' to 17th Avenue and point of beginning.

Being the same property conveyed to John E. Mason, Trustee for the Mason Living Trust, dated December 8, 1990, by Deed of Record in Book 9637, page 757, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for the year 2002, a lien, which are not yet due and payable.