Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1478

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Currie & Walker, LLC,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walnut Street Partners, a California Limited Partnership (an 81.5% interest as Tenant in Common), and DBL, a California Limited Partnership (an 18.5% interest as Tenant in Common),** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain parcel or tract of land located in the City of Nashville, in the First Civil District of Davidson County, Tennessee. Said tract is located on the southeast corner of Charlotte Avenue and 42nd Avenue North and fronts one hundred seventy-five (175) feet on the south side of Charlotte Avenue and extends back one hundred fifty (150) feet between parallel lines to an alley.

Commencing on the southeast corner of the intersection of 42nd Avenue North and Charlotte Avenue in the City of Nashville, Tennessee, thence eastwardly along the south margin of Charlotte Avenue one hundred and seventy-five (175) feet; thence southwardly in a line parallel with the east margin of 42nd Avenue North, 150 feet to an alley; thence westwardly in a line parallel with the south margin of Charlotte Avenue and along the north margin of said alley for a distance of one hundred seventy-five (175) feet to the east margin of 42nd Avenue North; thence Northwardly along the east margin of 42nd Avenue North, one hundred fifty (150) feet to the point of beginning.

Being the same property conveyed to Currie & Walker, LLC and by deed of record in Book 10255, Page 141, Registers office for said County.

The property conveyed herein is subject to an easement for sanitary sewers and/or storm drainage purposes of record in Book 4349, pg. 514, RODC., and to easement and maintenance agreement of record in Book 10639, pg. 777, RODC, and Property Taxes for the year 2002, and to applicable leases and rights of parties in possession..

Davidson County DEEDWARR
Recvd: 09/13/02 12:34 2pgs
Fees:13.00 Taxes:2312.50

20020913-0111728

This is improved property, known as: 4111 Charlotte Avenue, Nashville TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of September, 2002

Currie & Walker, LLC
By J. Bradford Currie, Chief Manager

State of Tennessee)
County of Davidson)

On this 12th day of September, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bradford Currie, who is the Chief Manager of Currie & Walker, LLC and, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed on the behalf of Currie & Walker LLC.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 625,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of September, 2002.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Walnut Street Partners, LTD
DBL, LTD
% E. Mann
9650 Calvin Ave.
Northridge, CA 91324

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
91-16-373