WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2003

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON C...
MY COMMISSION EXPIRES 07/30/2005

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eastside Capital, LLC (NAME)	New Owner (NAME)	82-16 290.00
1905 Oakhill Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Judy S. Wells, Trustee of The Landon and Cameron Trust, with full power to sell, transfer and convey without joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eastside Capital, LLC, a TN limited liability company

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:

Land in Davidson County, Tennessee, being part of the W.W. Totten property, a plan of which is of record in Book 57, page 22, Register's Office for said County, to which plan reference is made for a more complete description.

Beginning at the northeast corner of Boscobel Street and South 9th Street; thence with the easterly margin of said South 9th Street, northwardly 190 feet to an alley; thence with same eastwardly 100 feet; thence southwardly and parallel with said South 9th Street, 190 feet to the northerly margin of said Boscobel Street; thence with same westwardly 100 feet to the beginning.

Being the same property conveyed to Jeffrey R. Cameron by deed from Sandra Smith McClarty of record in Book 10576, page 161, Register's Office for Davidson County, Tennessee, and further conveyed to Judy S. Wells, Trustee for The Landon and Cameron Trust, by quitclaim deed from Jeffrey R. Cameron of record as Instrument No. 20010109-0002920, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/03/03 13:01 2pgs
Fees:13.00 Taxes:1587.30

20031103-0160883

unimproved ( )
This is improved (X) property, known as 901/903 Boscobel Street, Nashville, TN 37206
(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 my hand this 30th day of October, 2003

Judy S. Wells, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Judy S. Wells**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the **Trustee** for **The Landon and Cameron Trust**, the within named bargainor, and that she as such **Trustee** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of **The Landon and Cameron Trust,** the bargainor, by the said **Judy S. Wells**, as **Trustee.**

Witness my hand and seal at Brentwood, TN this 31st day of October, 2003.

Notary Public

My commission expires: 7/30/05

