This Instrument Prepared By:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Wiesemann Investment Group, Ltd.
3985 E. Harrison Avenue
Decatur, IL 62526
Att: Randy Spitz

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **119-1**
GROUP
PARCEL **342 & 343**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael R. Dobbs and wife, Nancy T. Dobbs**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Wiesemann Investment Group, Ltd.**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 346 Valeria St., 348 Valeria St., Nashville, Tennessee 37211.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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.

Davidson County DEEDWARR
Recvd: 01/08/04 12:49 3pgs
Fees:18.00 Taxes:1285.75
20040108-0003260

WITNESS our hands this the 31st day of December, 2003.

Michael R. Dobbs

Nancy T. Dobbs

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael R. Dobbs and wife, Nancy T. Dobbs**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of December, 2003.

NOTARY PUBLIC

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-30-04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $347,500.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of December, 2003.

NOTARY PUBLIC

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5-30-04

Exhibit A

LAND located in the Sixth Civil District of said County and State, and beginning at the northwest corner of Valeria and New Street; running thence in a westerly direction with north margin of Valeria Street 30 feet to a point; thence north along a line, parallel to New Street, 50 feet to a point; thence eastwardly, parallel to Valeria Street, 30 feet to the west margin of New Street; thence south with the west margin of New Street, 50 feet to the point of beginning.

Being the same property conveyed to Michael R. Dobbs and wife Nancy Turner Dobbs by deed from Ruth P. Smith, an unmarried widow, of record in Book 8541, page 574, Register's Office, Davidson County, Tennessee.

Land in Davidson County, Tennessee, being part of an unnumbered lot on the map of W. G. Thuss' Addition as of record in Book 332, page 149, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the south line of Oriel Street which point is 50 feet eastwardly at right angles from the center line of the northbound main track of the Lewisburg Division of the Louisville & Nashville Railroad; thence in an easterly direction with the south line of Oriel Street, 190 feet to a point in the west line of New Street; thence southwardly, with the west line of New Street, 260 feet to the northeast corner of property conveyed by the Grantor to G. E. White by deed dated February 10, 1945; thence west with the said White's north line, 30 feet to his northwest corner; thence southward with the said White's west line, 50 feet to a point in the north line of Valeria Street; thence west with the said north line of Valeria Street as the same was originally platted and laid out, a distance of 220 feet to a point which is 50 feet eastwardly at right angles from the said centerline of northbound main track, said point being in the east right of way line of said Lewisburg Division of the Louisville & Nashville Railroad; thence north with the said right of way line; a distance of 320 feet, more or less, to the point of beginning.

Included in the above property but specifically excluded herefrom is that portion of the property conveyed in Book 5284, page 660, said Register's Office, and described as follows:

Land in Davidson County, Tennessee, being part of an unnumbered lot on the Map of W. G. Thuss' Addition as of record in Book 332, page 149, described as follows:

Beginning at a point in the southerly margin of Oriel Avenue 34 feet west of the southwest corner of Oriel Avenue and Austin Avenue; thence south 27 degrees 45 minutes west 100 feet to a point 72 feet westerly from Austin Avenue; thence south 19 degrees 53 minutes west 240.1 feet to a point on a curved line to the left in the northerly margin of Valeria Street, thence with the curved line and said margin of Valeria Street 144.4 feet to the easterly margin of Nolensville Road; thence with said Road north 21 degrees 08 minutes 30 seconds west 31.5 feet to the easterly margin of the L & N Railroad right of way; thence with said right of way 379.2 feet to the southerly margin of Oriel Avenue; thence with said margin south 84 degrees 35 minutes east 141.2 feet to the point of beginning and containing 1.04 acres.

Being the same property conveyed to Michael R. Dobbs and wife Nancy T. Dobbs by deed from David E. Bishop and Carole Bishop Hodges, of record in Book 7936, page 214, re-recorded in Book 7938, page 58, Register's Office, Davidson County, Tennessee.