PICK-UP

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Portland Brew Building, LLC 310 25th Avenue North Suite 103 Nashville, TN 37203	Same	Map 118-10 Parcel 40

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Steve Damesworth**, an individual resident of the State of Tennessee (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Portland Brew Building, LLC**, a Tennessee limited liability company (the "Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to real property taxes for the year 2004, a lien, but not yet due and payable.

This is improved property known as 2605 12th Avenue South, Nashville, Davidson County, Tennessee

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

Subscribed and sworn to before me this 14th day of April, 2004.

Notary Public
My Commission Expires: 9-21-05

MELBA KEPLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/14/04 14:46 3pgs
Fees:18.00 Taxes:1154.40

20040414-0042181

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 14th day of April, 2004.

GRANTOR:

Steve Damesworth

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Melba Kepley, Notary Public, Steve Damesworth, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of April, 2004.

Melba Kepley
Notary Public
My Commission Expires: 9-24-05

MELBA KEPLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exhibit A
Property

Land in Davidson County, Tennessee, being the west part of Lot No. 4 on the Plan of a subdivision of Lot Nos. 8 and 9 of the W.L.B. Lawrence Plan called the Malcolm-Clark Subdivision, as of record in Plan Book 2, page 124, Chancery Court at Nashville.

Said part of said lot fronts 50 feet on the west side of 12th Avenue South, as widened by instrument of record in Book 737, page 323, Register's Office and runs back between parallel lines, 134 feet to an alley.

Being the same property conveyed to STEVE DAMESWORTH, by deed of record as Instrument No. 20011127-0129028, said Register's Office.