9.10

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18397G

Davidson County DEEDWARR
Recvd: 07/08/04 15:17 2pgs
Fees:13.00 Taxes:336.70
20040708-0081440

MAP/GROUP/PARCEL:
50-10/128

NEW OWNER'S NAME AND ADDRESS:
Jay P. Ramzy
Black City Investment Co, LLC
1875 Century Park E.
Suite 700
Los Angeles, CA 90067

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **James S. Sweeney Sr.,** hereinafter called Grantor, does hereby transfer and convey unto **Black City Investment Co., LLC, a LLC existing under the laws of the State of California**, its heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 37, on the Plan of Village by the Creek, Section 3, Revised, as shown on the plat of record in Plat Book 5200, page 785, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property commonly known as, 304 & 306 Hawkview, Nashville, TN 37206.

Being the same property conveyed to grantor herein by deed of record in Instrument No. 20010904-0095047, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds his, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever

James S. Sweeney Sr.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James S. Sweeney Sr., and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this 29 day of June 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $91,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29 day of June, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006