Davidson County DEEDWARR
Recvd: 07/27/04 15:59 4pgs
Fees:23.00 Taxes:2960.00
20040727-0089846

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 403
701 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:
807 Eighteenth Partners, LLC
c/o M2H Group, LLC
21st Ave., So., Suite 407
Nashville, TN 37212

MORTGAGEE:

SEND TAX BILL:
3202 Belmont Ave
Suite A
Nashville, TN 37212

MAP AND PARCEL:
MAP 92-16
GROUP
PAR. 329,330&331

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 of which is hereby acknowledged, We, **Harold Shedd, unmarried and Mitchell Shedd, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **807 Eighteenth Partners, LLC, a Tennessee limited liability company**, 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 attached Exhibit "A")

Harold Shedd and James Harold Shedd is one and the same person.

This is improved property commonly known as 805, 807 & 809 18th Avenue South, Nashville, TN 37212.

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

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 We, Harold Shedd and Mitchell Shedd, do covenant with the said Grantee 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of July, 2004.

Harold Shedd

Mitchell Shedd by Harold Shedd
as his Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid County and State, Harold Shedd (a/k/a James Harold Shedd) unmarried, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2004.

Notary Public

DANE B. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/19/08

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Harold Shedd, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Mitchell Shedd and is authorized to execute this instrument on behalf of Mitchell Shedd.

Witness my hand, at office this 26th day of July, 2004.

Notary Public

DANE B. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/19/08

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $800,000.00.

AFFIANT

Subscribed and sworn to before me
this 7th day of July, 2004.

NOTARY PUBLIC

My Commission Expires:

EVAN GOWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Evan Gower
My Commission Expires
January 26, 2008
STATE OF TENNESSEE

EXHIBIT "A" – LEGAL DESCRIPTION

Land in Davidson County, Tennessee described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 139 on the Map of O. B. Hays Plan of Small Lots, of record in Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 139 fronts 50 feet on the westerly side of 18th Avenue South, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Harold Shedd by deed of record in Book 6730, page 115, Register's Office for said County. Also being the same property conveyed to Mitchell Shedd by deeds of record in Book 8828, page 622, Book 8834, page 809, Book 9550, page 175, Book 9624, page 915, Book 10307, page 313, Book 10324, page 120, Book 11283, page 689, and Book 11289, page 901, said Register's Office.

TRACT 2

Being Lot No. 140 on the Map of O. B. Hays Addition of record in Plan Book 1, page 69, of the Chancery Court at Nashville, Tennessee.

Said Lot No. 140 fronts 50 feet on the westerly side of 18th Avenue South, and runs back between parallel lines 150 feet, more or less, to an alley.

TRACT 3

Being Lot No. 141 on O. B. Hayes' First Plan of Small Lots, of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 141 fronts 50 feet on the westerly side of 18th Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet to an alley.

Tracts 2 & 3 being the same property conveyed to James Harold Shedd by deed of record in Book 9558, page 774, Register's Office for said County.