This Instrument Prepared By:
Mark A. Williams, Esq.
FISHER & WILLIAMS, PLC
Court Square Building
121 North Irwin Street
Manchester, Tennessee 37355

Parcel ID 071 07 0 160.00
Map _____, Parcel _____

Owner & Tax Liability:
DSB, LLC
1801 Dickerson Rd
Nashville, TN 37207

Davidson County DEEDWARR
Recvd: 02/01/05 12:20 3 pgs
Fees:18.00 Taxes:2974.40
20050201-0011626

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, **MNS, LLC, a Tennessee limited liability company**, has bargained and sold, and by these presents does transfer and convey unto **DSB, LLC, a Tennessee limited liability company**, its successors and/or assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, bounded and described as follows, to-wit:

TRACT 1: Being parts of Lots Nos. 6 and 7 on the Map of the Nashville Trust Company's Subdivision fo the Lands of John Woodard, deceased, as of record in Book 161, page 127, Register's Office for Davidson County, described as follows: Beginning in the center of the Dickerson Pike at the corner of Lot Nos. 5 and 6, thence with the center of said Pike northerly 306.75 feet to the southwest corner of the property vested in Frances A. Riggins by decree of the County Court of record in Minute Book 138, page 369, said Court; thence with Riggin's southerly line easterly to the center of Luton Avenue; thence with the center of said Avenue southerly 226.75 feet; thence westerly 25 feet to the northeast corner of the property conveyed to Lonnie H. Polk and wife, by deed from James Earnest Baird, Jr., of record in Book 2248, page 55, said Reigster's Office, thence with Polk's northerly line westerly 150 feet to his northwest corner; thence with his westerly line southerly 80 feet to the between Lot Nos. 5 and 6; thence with the line between said two lots westerly 250.50 feet to the beginning.

TRACT 2: Being part of Lot 6 in the Nashville Trust Company's Subdivision of the land of John Woodard, deceased, in the old 17th Civil District of said County and State, a plat of which is of record in Book 161, page 127, Register's Office for said County, described as follows: Beginning on the westerly margin of Luton Street at the northwest corner of Lot No. 5 and the Southeast corner of Lot No. 6; thence northerly along the west boundary of Luton Street 80 feet to a point; thence westerly 150 feet to a point; thence westerly 150 feet to a point; thence southerly 80 feet to a point in the dividing line between Lot Nos. 5 and 6; thence easterly along said dividing line 150 feet to the point of beginning.

Being the same real estate conveyed by Trinity Inn, LLC, a Tennessee limited liability company, to MNS, LLC, a Tennessee limited liability company, by Warranty Deed dated December 7, 2001 of record in Official Record Book 20020114-0005581, page _____, Register's Office of Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This conveyance is made subject to taxes for the year 2003 and subsequent years. Plan of Record in Book 231, page 39, Register's Office for Davidson County, Tennessee.

This instrument was prepared without the benefit of a title search or survey by information by the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **DSB, LLC,** its successors and assigns, forever.

AND IT DOES COVENANT with the said **DSB, LLC,** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND IT DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and forever defend the title of said land to the said **DSB, LLC,** its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS ITS HAND, this the 9th day of February, 2004.

MNS, LLC, a Tennessee limited liability company

BY: _____
NISHITH JOBALIA, Member

BY: _____
NAYAN PATEL, Member

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public, **NISHITH JOBALIA** and **NAYAN PATEL**, with whom I am personally acquainted, and who acknowledged that they are the members of **MNS, LLC**, a Tennessee limited liability company, and that they as such members, being authorized so to do, executed the within instrument in the name of the limited liability company for the purposes therein contained.

Witness my hand and official seal at Manchester, Tennessee, this 9th day of February, 2004.

_____
NOTARY PUBLIC

My Commission Expires:
Dec 8 2004

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 803,893.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 9th day of February, 2004.

Notary Public

My Comm. Exp.: Feb 8, 2004



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