THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23949-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $20,000.00. Affiant Subscribed and sworn to before me this 9th day of March, 2005. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Robert R. Blagojevich 4113 Sneed Road Nashville, Tennessee 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.092-08-0 Parcel Nos. 288.00, 286.00, & 285.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Walter Pickle Charitable Foundation, a Tennessee not-for-profit corporation, Lawrence J. Sacks, Executor of the Estate of James W. Pickle, deceased, and Lawrence J. Sacks, Charlene D. Sanders and William O. Boone, as Trustees of the James Walter Pickle Charitable Foundation as created in the Will of James Walter Pickle, deceased.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert R. Blagojevich** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 319 McMillin Street, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of March, 2005.

James Walter Pickle Charitable Foundation

By: Lawrence J. Sacks President
Lawrence J. Sacks, President

Lawrence J. Sacks Executor
Lawrence J. Sacks, Executor

Lawrence J. Sacks Trustee
Lawrence J. Sacks, Trustee

Charlene D. Sanders, Trustee
Charlene D. Sanders, Trustee

William O. Boone, Trustee
William O. Boone, Trustee

Davidson County DEEDWARR
Recvd: 03/17/05 15:55 3 pgs
Fees:18.00 Taxes:74.00

20050317-0029707

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Lawrence J. Sacks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of The James Walter Pickle Charitable Foundation, the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal at office in Nashville, Tennessee, this 9th day of March, 2005.

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Lawrence J. Sacks, Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of March, 2005.

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Lawrence J. Sacks, Trustee, Charlene D. Sanders, Trustee and William O. Boone, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of March, 2005.

Notary Public

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Gov. McMillins Plan of Subdivision of The Old State Prison Lands, as of record in Plat Book 161, page 119, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John D. Malone, Sr. and wife, Ethel Davis Malone, by quitclaim deed dated March 16, 1979, from L. Gino Marchetti, Jr., Trustee, of record in Book 5406, page 835, Register's Office for Davidson County, TN. Subject property was sold at tax sale on January 30, 1990, and by Final Decree Confirming Sale, entered in Docket No. 89-540-II, Davidson County Chancery Court, recorded on August 14, 1991, in Book 8420, page 628, said Register's Office, title to subject property was divested out of John D. Malone, Sr., et ux, and vested in Timberline Properties, subject to the equity of redemption.

Subject property was subsequently conveyed to James W. Pickle by quitclaim deed dated October 26, 1991, from John D. Malone, Sr. and wife, Ethel Davis Malone, of record in Book 8474, page 430, said Register's Office. James W. Pickle died on July 10, 2002, and by will of record in Vol. No. 4348 / 804251, Davidson County Probate Court Clerk's Office, all real estate owned by the decedent was deemed to be part of the probate estate for purposes of administration. Subject property was further conveyed to The James Walter Pickle Charitable Foundation, by Executor's Quitclaim Deed dated December 30, 2003, from Lawrence J. Sacks, Executor of the Estate of James Walter Pickle, deceased, recorded as Instrument No. 20040127-0010070, said Register's Office.

By Order of Judgment by Default entered February 4, 2005, in the matter of Lawrence J. Sacks, Executor of the Estate of James W. Pickle, vs. Timberline Properties, Docket No. 04-2927-I, Davidson County Chancery Court, and recorded on March 17, 2005, as Instrument No. 20050317-0029705, said Register's Office, subject property was vested with an absolute and unencumbered title in fee simple in the plaintiff, Lawrence J. Sacks, Executor of the Estate of James W. Pickle.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.