PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 07/28/05 13:48 2 pgs
Fees:13.00 Taxes:8695.00
20050728-0088435

W & I Ref:(_____) Title No: 46396
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
DEVILLE CORP., a Florida Corporation 1207 N. Franklin Street Suite 101 Tampa, Florida 33602	DEVILLE CORP., a Florida Corporation Attn: Thomas S. Martino 1207 N. Franklin Street Suite 101 Tampa, Florida 33602

TAX MAP-PARCEL NUMBERS: 093-06-3-080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,350,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Tom Morales a/k/a Thomas F. Morales, married , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **DEVILLE CORP., a Florida Corporation** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I

Land in Davidson County, Tennessee, being part of Lot No. 69 on the Original Plan of Nashville, not of record, described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, at a point 49 feet 8 inches, more or less, West of the westerly margin of Fourth Avenue North, formerly Cherry Street, being the southwest corner of the Abrahams' property; thence with said Abrahams' westerly line northwardly 70 feet, more or less, to said Abrahams' northwest corner; thence at right angles westwardly 37 ½ feet, more or less, to a point on the easterly line of the Berry property; thence with said Berry's easterly line, southwardly 70 to the northerly margin of Broadway; thence with said margin, eastwardly 37 ½ feet, more or less, to the beginning.

Being the same property conveyed to Tom Morales by deed from The Metropolitan Development and Housing Agency of record in Book 8961, page 777, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being part of Lot No. 69 in the original Plan of the Town of Nashville, beginning at the northerly margin of Broad Street at a point 87 feet 1 5/8 inches westerly from the westerly margin of Cherry Street; running thence westerly with the northerly margin of Broad Street 27 feet 7 ½ inches; thence at right angles, to Broad Street, northerly 130 feet; thence parallel with Broad Street, easterly 34 feet; thence at right angles, southerly 60 feet, thence at right angles westerly 6 feet 4 ½ inches; thence at right angles southerly 70 feet, to the beginning.

Being the same property conveyed to Tom Morales by deed from the Metropolitan Development and Housing Agency of record in Book 8788, page 762, Register's Office for Davidson County, Tennessee.

Katherine H. Morales, spouse of Tom Morales a/k/a Thomas F. Morales joins in this conveyance for the sole purpose of conveying any and all marital rights in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years Subject to the provisions of the Capitol Mall Redevelopment Project Plan of record in Book 7631, page 606, said Register's Office; Restrictive Covenants of record in Book 7423, page 374, Book 7631, page 606, Book 8421, page 587, Book 9208, page 613, said Register's Office; Lease by and between Thomas & Katie Morales and Fox & Hound of Tennessee, Inc. dated March 2, 2001 and filed of record in Doc. No. 20010330-0030691 and rerecord ed in Doc. No. 20020424-0050496, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 406 Broadway, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of July, 2005.

Tom Morales

Katherine H. Morales

State of TENNESSEE
County of DAVIDSON

On this 22nd day of July, 2005, before me the undersigned authority, personally appeared Tom Morales and Katherine H. Morales , 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 the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $2,350,000.00

Affiant

Sworn and subscribed before me this the 22nd day of July, 2005

My Commission Expires: 7-19-08

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

WIdoc: Deed Wty—12/92