Box 14A

This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County DEEDWARR
Recvd: 08/30/05 14:08 4 pgs
Fees:23.00 Taxes:703.00
20050830-0103800

File No. 19018-6

Map 105-07-0
Parcels 147.00 and 034.00
respectively

ADDRESS NEW OWNER AS FOLLOWS:
Form Properties, LLC
1400 Eighth Avenue North, Suite 411
Nashville, Tennessee 37208

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Charles W. Todd, a married man, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Form Properties, LLC, a Tennessee limited liability company, hereinafter called the "Grantee", its successors and/or assigns, certain tracts or parcels of land lying and being in the Davidson County, Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Tract One is an improved property, known as: 1300 Pillow Street, Nashville, Tennessee 37208; Tract Two is an unimproved property, known as 419 Humphreys Street, Nashville Tennessee 37208.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid at closing.

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, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, except as set forth on the attached Exhibit "B". Grantor does further covenant and bind himself and his heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto this the 26 day of August, 2005.

Charles Todd

Charles W. Todd

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Frances D. Lewis, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires Oct. 22, 2007
Member, Pennsylvania Association Of Notaries

STATE OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles W. Todd, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 26th day of August, 2005.

Frances D. Lewis

Notary Public
My Commission Expires: Oct. 22, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00.

Affiant

Subscribed and sworn to before me this the 24TH day of August, 2005.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Legal Description

Tract One

BEGINNING at an iron pin on the easterly margin of Pillow Street and the southerly margin of Alley No. 187 in Davidson County, Tennessee; thence along Alley No. 187, South 71° 08' 53" East, 185.50 feet to an iron pin; thence leaving Alley No. 187, South 18° 36' 19" West 36.14 feet to an iron pin; thence North 70°57'28" West, 185.04 feet to an iron pin; thence along Pillow Street, North 71° 51' 04" East, 35.54 feet to the point of BEGINNING, containing 6,639.21 square feet or 0.15 acres according to an "As-Built" Survey of Pillow Street @ Humphreys Street (Tax Map 105-7, Parcels 34 & 147) prepared by Holmes Surveying, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated August 3, 2005 and bearing file no. 25073.

Tract Two

BEGINNING at a P.K. nail on the southerly margin of Humphreys Street and the northeastern corner of the Caldwell Property, as of record in Instrument No. 20030519-0067505, Register's Office for Davidson County, Tennessee; thence along Humphreys Street, South 71° 12' 54" East, 33.13 feet to a P.K. nail; thence leaving Humphreys Street, South 20° 04' 30" West, 150.02 feet to an iron pin; thence along Alley No. 187, North 71° 01' 04" West, 32.04 feet to an iron pin; thence North 19° 39' 39" East, 149.89 feet to the point of BEGINNING, containing 4,885.42 square feet or 0.11 acres according to an "As-Built" Survey of Pillow Street @ Humphreys Street (Tax Map 105-7, Parcels 34 & 147) prepared by Holmes Surveying, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated August 3, 2005 and bearing file no. 25073.

Tract One and Tract Two, being all of the same property conveyed to Charles W. Todd by Warranty Deed from Cliff's Cabinet Company, a Tennessee corporation, and John L. Combs of record in Instrument No. 20021028-0131483, Register's Office for Davidson County, Tennessee.

EXHIBIT " B"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Tax Map 105-07-0, Parcels 147.00 & 034.00

2. As pertains to Tract One, all matter shown on the Plan of record in Book 421, page 153, Register's Office for Davidson County, Tennessee.

3. As pertains to Tract Two, all matters shown on the Plan of record in Deed Book 36, page 117, Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Instrument No. 20021028-0131482, Register's Office for Davidson County, Tennessee.

5. Matters shown on the "As-Built" Survey of Pillow Street @ Humphreys Street (Tax Map 105-7, Parcels 34 & 147) prepared by Holmes Surveying, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated August 3, 2005 and bearing file no. 25073.