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

Davidson County DEEDWARR
Recvd: 09/13/05 08:12 4 pgs
Fees:23.00 Taxes:2497.50
20050913-0109591

Davidson County Box 14-A
File No. 19017-6
Tax Map 093-11-0,
Parcels 170.00 and 169.00
(Tracts I & II respectively)

ADDRESS NEW OWNER AS FOLLOWS:
Rutledge Properties
c/o Blackburn & McCune PLLC
201 Fourth Avenue North, Suite 1700
Nashville, Tennessee 37219

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, 101 Lea Avenue, Inc., a Tennessee corporation, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Rutledge Properties, a Tennessee general partnership composed of Gary Blackburn, Malcolm McCune, Perry Happell, and Mathew Zenner, hereinafter called the "Grantee", its successors and/or assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

THIS is improved property commonly known as 101 and 103 Lea Avenue, Nashville, Tennessee 37210.

THIS conveyance is subject to any and all zoning regulations, building restrictions, rights for public utilities, easements and setback lines applicable to this property; and taxes for the current year which have been pro-rated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and 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 itself and its successors 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 this instrument to be executed by its duly authorized officer on this 9th day of September, 2005.

101 Lea Avenue, Inc.
a Tennessee corporation

By: _____
Donald S. Cowan, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Donald S. Cowan, 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 of 101 Lea Avenue, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of 101 Lea Avenue, Inc. by himself as such President.

Witness my hand and official on this the 9th day of September 2005.

_____
Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 675,000.00.

_____
Affiant

Subscribed and sworn to before me this the 9th day of September, 2005.

_____
Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT NO. I
LAND in Davidson County, Tennessee, being the easterly 79 feet of Lots No. 25 and 26 on the easterly 79 feet of the north half of Lot No. 24 in the Rutledges Addition to Nashville, a plan of which is of record in Book 21, page 73, Register's Office for Davidson County, Tennessee.

SAID property, which is a corner tract, adjoins and fronts together 125 feet on the westerly margin of Rutledge Street and fronts 79 feet on the southerly margin of Lea Avenue, formerly Highland Avenue, and extends back 79 feet on the southerly line and 125 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Third Federal Investment Group, Inc., a Tennessee corporation, and Stanley Hopp, by Deed from Metropolitan Development and Housing Agency, of record in Book 8097, page 328, Register's Office for Davidson County, Tennessee. Said property being further conveyed to 101 Lea Avenue, Inc., a Tennessee corporation, by Quitclaim Deed of record in Book 8265, page 731 and re-recorded in Book 8351, page 560, said Register's Office.

TRACT NO. II
LAND in Davison County, Tennessee, being Lot No. 5 on the plan of Alloway Brothers Subdivision of Lots No. 11-12-13-24-25-26, Rutledge's Addition to Nashville, of record in Book 421, page 192, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 44 feet on the southwesterly margin of Lea Avenue, formerly Highland Street, and extends back between parallel lines, 125 feet to a dead line.

BEING the same property conveyed to Third Federal Investment Group, Inc., a Tennessee corporation, by Deed from The Metropolitan Development and Housing Agency, of record in Book 8217, page 385, Register's Office for Davidson County, Tennessee. Said property being further conveyed to 101 Lea Avenue, Inc., a Tennessee corporation, by Quitclaim Deed of record in Book 8265, page 729, said Register's Office.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes for the year 2005 and subsequent years, not yet due and payable. Tax Map 093-11-0; Parcels 170.00 & 169.00
2. As to Tract No. I, matters shown on the Plan of record in Book 21, page 73, Register's Office for Davidson County, Tennessee.
3. As to Tract No. II, matters shown on the Plan of record in Book 421, page 192, Register's Office for Davidson County, Tennessee.
4. As to Tract No. I, Notice of Completion filed August 15, 1991, of record in Book 8421, page 31, Register's Office for Davidson County, Tennessee.