WARRANTY DEED

BW-20050243

STATE OF Tennessee

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF September, 2005.

(Affix Seal)

Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY
118 Seaboard Lane, Suite 102
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thirty One Holdings, LLC	SAME	081-08-0 468.00
330 Franklin Rd, Suite	135A-114	
Brentwood, TN 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SIDNEY PROPERTY INVESTMENTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto THIRTY ONE HOLDINGS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 73 on the Map of D. T. McGavock's Subdivision, of record in Book 21, page 8, Register's Office for Davidson County, Tennessee.

Said Lot fronts 62.5 feet on the East side of 5th Avenue North and runs back between parallel lines, along the South margin of Buchanan Street 174 feet to an alley.

Being the same property conveyed to Sidney Property Investments, LLC from Maggie Schutt Duty by Warranty Deed recorded August 26, 2004 in Instrument #20040826-0103263, Register's Office for Davidson County, Tennessee.

This is (X) improved property know as Lot 73, 5th Avenue North, Nashville, TN 37219.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of September, 2005:

Sidney Property Investments, LLC
By Dainon Sidney, President

Davidson County DEEDWARR
Recvd: 09/16/05 10:34 1 pgs
Fees:13.00 Taxes:370.00
20050916-0111505

State of Tennessee)
County of Williamson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Dainon Sidney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Sidney Property Investments, LLC the with in named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this15th day of September, 2005.

NOTARY SIGNATURE

Notary Expires: 6-26-07

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN