THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 10/10/05 13:59 2 pgs
Fees:13.00 Taxes:1850.00
20051010-0122212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 83-9-0/179 (Tract I)
83-9-0/180 (Tract II)

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 30th day of September, 2005.

My Commission Expires: 7-19-08

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

MTMJ, LLC
(Name)
103 South 11th Street
(Street Address)
Nashville, TN 37206

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

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, **Paul E. Cook and ADEX Corporation,** hereinafter collectively called the "Grantors," have bargained and sold, and by these presents do transfer and convey unto **MTMJ, LLC,** hereinafter called the "Grantee," certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:
Being part of Lots Nos. 1 and 2 in J. B. Armstrong's Subdivision of Lots Nos. 12, 13 and 14, East Edgefield Plan of Lots, a plan of which subdivision is of record in Book 57, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Paul E. Cook by Deed of record in Book 11441, page 228, Register's Office for Davidson County, Tennessee.

Being unimproved property known as: 101 South 11th Street, Nashville, TN 37206

TRACT II:
Being parts of lots Nos. 1 and 2 in J. B. Armstrong's Subdivision of lots Nos. 12, 13 and 14, East Edgefield Plan, as of record in Book 57, page 110, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the easterly margin of 11th Street 40 feet southerly from the sourtherly margin of Woodland Street; running thence eastwardly 141 feet, more or less, to the westerly margin of an alley, being 35 feet 9 inches southerly from the sourtherly margin of Woodland Street; thence

southwardly with the westerly margin of said alley 35 feet 9 inches; thence westwardly 141 feet, more or less, to the easterly margin of 11th Street; thence northwardly with the easterly margin of said street 40 feet to the beginning.

Being the same property conveyed to ADEX Corporation by Deed of record in Book 9286, page 209, said Register's Office.

Being improved property known as: 103 S. 11th Street, Nashville, TN 37206.

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 prorated between Grantors and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantors" do covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantors" do further covenant and bind themselves, their heirs and/or successors and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto on this 30th day of September, 2005.

Paul E. Cook (as to Tract I)

ADEX Corporation

By: _____
Paul E. Cook, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Paul E. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of September, 2005.

_____
Notary Public

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Paul E. Cook**, 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 Managing Partner of ADEX Corporation., a corporation, the within named bargainor, and that as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Managing Partner.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of September, 2005.

_____
Notary Public

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-19-08