[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Diabetes Care Club, LLC 961 Woodland Street Nashville, TN 37206	Same	Map 82 Parcel 359

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joe D. Nicks** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Diabetes Care Club, LLC, a Tennessee Limited Liability Company,** (The "Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Please see Exhibit A

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years constitute a lien, but are not yet due and payable.

This is improved property commonly known as 961 Woodland Street, Nashville, TN 37206.

Davidson County DEEDWARR
Recvd: 12/05/05 13:58 3 pgs
Fees:18.00 Taxes:1665.00
20051205-0145968

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 30TH day of NOVEMBER, 2005.

Notary Public

My Commission Expires:_____

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 herein above.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30TH day of _____, 2005.

Joe D. Nicks

JOE D. NICKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of NOVEMBER, 2005 before me personally appeared Joe D. Nicks, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of NOVEMBE, 2005.

Joseph V. Ferrelli

Notary Public

My Commission Expires: _____

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/09

EXHIBIT A

Tract I

Land in Davidson County, Tennessee being the easterly 10 feet of Lot No. 15 and the westerly 30 feet of Lot No. 16 on the Map of Jane A.M. Davis' Addition to Edgefield, now East Nashville, as of record in Plat Book 1, page 41, of the Chancery Court of Nashville.

Said part of said Lots adjoin and front together 40 feet on the northerly side of Woodland Street and run back between parallel lines 170 feet to an alley.

Tract II

Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 16 and the westerly 20 feet of Lot No. 17 on the Plan of Jane A.M. Davis' Addition to Edgefield, now East Nashville, as of record in Plat Book 1, page 41, of the Chancery Court at Nashville.

Said parts of said lots fronts together 40 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being all of the same property conveyed to Joe D. Nicks, by Warranty Deed from Carl R. Penticuff, dated March 10, 1997, of record in Book 10378, page 584, Register's Office for Davidson County, Tennessee.