Davidson County DEEDWARR
Recvd: 03/10/06 14:00 3 pgs
Fees:18.00 Taxes:5550.00

20060310-0028191

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,500,000.00**

Affiant

Subscribed and sworn to before me, this the 9 day of March, 2006.

Notary Public

My Commission Expires:

OFFICIAL USE

ROBIN L. HAGER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

THIS INSTRUMENT WAS PREPARED BY
J D Land Title, Inc.
3239 Peavine Road, Crossville, TN 38571

Warranty Deed

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Voss Development Corporation, a California corporation	**Voss Development Corporation, a California corporation**	**093-02-3-166.00**
1136 S Patterson Road Oxnard, CA 93035	**1136 S Patterson Road Oxnard, CA 93035**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gary R. Bowie and Mohsen Sarfehjoo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Voss Development Corporation, a California corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 19th COUNCILMANIC DISTRICT OF NASHVILLE TENNESSEE, DAVIDSON COUNTY, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit 'A', attached and incorporated by reference

This is IMPROVED PROPERTY, known as 209 3rd Avenue North, Nashville, TN 37201

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 9 day of March, 2006.

Gary R. Bowie

Mohsen Sarfehjoo

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Gary R. Bowie and Mohsen Sarfehjoo,** the within named seller, with who is personally acquainted to me or has produced Drivers license as identification, and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of March, 2006.

Notary Public

My Commission Expires: _____

ALBORN L. KNIGHT, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 31, 2007

EXHIBIT 'A'

Being a tract of land in the central portion of Davidson County, lying in the 19th Councilmanic District of Nashville, Tennessee. Bounded on the northeast by Right-of-Way (ROW) of 3rd Ave. North (ROW varies), on the southeast be B.H.L., LLC, as recorded in Deed Instrument No. 20021105-0135528, Register's Office for Davidson County, Tennessee (RODC), on the southwest by ROW of Printers Alley (ROW varies), on the northwest by 211 Buildings, Inc., as recorded in Deed Book 7063, Page 961, RODC. Tract being described as follows:

POINT OF COMMENCMENT being the centerline intersection of 3rd Ave. North & Church Street; thence leaving said centerline intersection North 38 degrees 35' 29" West 154.30 feet to a set point being the TRUE POINT OF BEGINNING also being the southeast corner of the tract being described, said point lying on the southwesterly ROW margin of 3rd Ave. North; thence leaving said ROW margin South 60 degrees 18' 25" West 175.46 feet to a set point on the northeasterly ROW margin of Printers Alley; thence with said ROW North 29 degrees 41' 35" West 30.17 feet to a set point; thence leaving said ROW of Printers Alley North 60 degrees 18' 25" East 175.46 feet to a set point on the southwesterly ROW margin of 3rd Ave. North; thence with said ROW margin South 29 degrees 41' 35" East 30.17 feet to the true point of beginning.

Containing 5,293 square feet or 0.12 acres.

This description resulted from a survey dated April 8, 2003, prepared by Robert M. Searson (Tennessee Registered Surveyor's No. 1666) of Littlejohn Engineering Associates, Inc.

Being the same property conveyed to Gary R. Bowie and Mohsen Sarfehjoo by Special Warranty Deed from Richard James Stelzer, as to a one-fourth undivided interest; Karen Stelzer Fiske, as Trustee of the Elizabeth Stelzer 1987 Trust, as to a one-fourth undivided interest; Marie Hertzman and Joan W. Blum, as to a one-eighth undivided interest; Eleanor B. Weiner and Sarah A. Ruby, as to a one-eighth undivided interest; Letty Lou Gilbert, Arnold D. Haber and Lynn Haber Pardue, as to a one-eighth undivided interest; and James H. Brown and Debra Steinberg, as to a one-eighth undivided interest; filed for record on April 14, 2003 in Instrument No. 20030414-0049618, Register's Office for Davidson County, Tennessee.

Tax Parcel No. 093-02-3-166.00