STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of April, 2006.

Notary Public

My Commission Expires: 11/8/08

WARRANTY DEED

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR -
Recvd: 04/10/06 13:16 2 pgs
Fees:13.00 Taxes:2035.00
20060410-0041197

ADDRESS NEW OWNER(S) AS FOLLOWS:
23rd Avenue Investments, LLC

204 23rd Avenue North
Nashville, Tennessee 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

092-15-0-091.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Douglas J. Wheaton, Jr.** hereinafter referred to as Grantor, hereby transfers and conveys to **23rd Avenue Investments, LLC, a Tennessee limited liability company** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land lying in the 21st Councilmanic District of Davidson County, Tennessee, and being the property of Douglas J. Wheaton, Jr., and being part of Lots Nos 6, 7, 13, &14 in the Resubdivision of part of the Elliston Property, a plan of which is recorded in Plan Book 1, page 105, Chancery Court at Nashville, Davidson County, Tennessee, and being bound on the southwest by the northwesterly right-of-way line of 23rd Ave. No., (60' R.O.W.) on the northwest by the property of the Loventhal Brothers, Inc. of record at Instrument No. 20021228-016113 on the northeast by Alley No. 369, (10' R.O.W.), and on the southeast by the property of Friendship House, of record in D.B. 7997, page 173 and being more particularly described as follows:

Beginning at an iron pin (new) being the westernmost corner of this lot and the southernmost corner of said Loventhal Brothers property; in the northeasterly right-of-way line of 23rd Ave. No.;

Thence, with Loventhal, N 58 deg 09' 51" E, 170.00' to an iron pin (new) in the southeasterly right-of-way of Alley No. 369;

Thence, with said right-of-way, S 31 deg 54' 22" E, 89.42' to an iron pin (new);

Thence, leaving said right-of-way and with the Friendship House property, S 58 deg 07' 50" W, 69.80' to an iron pin (new);

Thence, continuing with said Friendship House property, S 58 deg. 08' 00" W, 100.12' to an iron pin (new) , in the northeasterly right-of-way line of 23rd Ave. No.;

Thence, with right-of-way, N 31 deg 57' 26" W, 89.52 to the POINT OF BEGINNING and containing 15,207 square feet or 0.349 acres, more or less.

Being the same property conveyed to Douglas J. Wheaton, Jr. by deed from Wallace H. Hall, Jr. and wife, Theresa S. Hall, of record in Book 9605, page 331, Register's Office for Davidson County, Tennessee, dated February 28, 1995.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plan Book 1, Page 105, Chancery Court at Nashville, Tennessee.

Subject to all matters shown on the survey by Stanley K. Draper, R.L.S. TN #2389, dated March 28, 2006.

County and/or City taxes for the year 2006, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 204 23rd Avenue North, Nashville, TN 37203.

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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 3rd day of April, 2006.

Douglas J. Wheaton Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Douglas J. Wheaton, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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