WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2006

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/05/06 14:21 2 pgs
Fees:13.00 Taxes:1591.00
20060505-0052696

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urban Concepts, LLC	Owner	104-2
(NAME)	(NAME)	(MAP)
4320 Kenilwood Dr		106
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Dennis Wenner, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Urban Concepts, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING the west 65 feet front and 70 feet rear of Lot No. 46, on the Plan of Revised Map of West End Park, of record in Book 421, pages 82 and 83, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Said part of said lot fronts 65 feet on the north side of Long Boulevard and runs back between lines measuring 137.3 feet on the west side and 147.7 feet, more or less, on the east side to an alley in the rear, on which it measures 70 feet.

Being the same property conveyed to Dennis Wenner, as to a 1/2 undivided interest, Karl Stan Davidson and wife, I. Katherine Warren, as to a 1/2 undivided interest, by deed from George Addison Griffin and wife, Mary Katheryn Griffin, of record in Book 5362, page 809, and further conveyed to Dennis Wenner by Quitclaim Deed from Larry L. Westbrook, Trustee, of record in Book 5588, page 395, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3124 Long Boulevard, Nashville, Tennessee 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 we do covenant with 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 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 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 26th day of April, 2006.

Dennis Wenner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Dennis Wenner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of April, 2006.

Notary Public

My Commission Expires: 11/14/09

James M. Wells
State of Tennessee Notary Public
Davidson County