MARK-UP

Davidson County DEEDWARR
Recvd: 05/19/06 14:58 3 pgs
Fees:18.00 Taxes:1480.00

20060519-0059340

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
SoBro Properties, LLC	New Owner	Map 93-10
2 Music Circle South, Ste. 212		Parcels 353-354
Nashville, TN 37203		12512 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Ste. 315, 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, **H S Warehouse Corporation, a Tennessee corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **SoBro Properties, LLC, a Tennessee limited liability company** (The "Grantee"), his heirs and assigns, the tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description.

Being the same property conveyed to H & S Warehouse Corporation , a Tennessee corporation by Warranty Deed of record in Book 5305, page 532, Register's Office for Davidson County, Tennessee.

H & S Warehouse Corporation and H S Warehouse Corporation are one and the same.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. All matters as shown on the Plat of Stull Property, not of record.

This is improved property commonly known as 531-533 4th Avenue S, Nashville, Tennessee 37203.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is ~~$400,000.00~~.

Affiant

Subscribed and sworn to before me this 10th day of May, 2006.

Notary Public

ANGELA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-14-09

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, his heirs 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; have a good right to convey it, and the same is unencumbered except as set forth herein above.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10 th day of May, 2006.

H & S Warehouse Corporation also known as
H S Warehouse Corporation

By: Hubert Speas Jr.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Angela Edwards of the state and county mentioned, personally appeared Hubert F Speas Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be President of H & S Warehouse Corporation also known as H S Warehouse Corporation and as such President acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the H & S Warehouse Corporation also known as H S Warehouse Corporation the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 10th day of May, 2006.

Angela Edwards
Notary Public

ANGELA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-14-09

EXHIBIT A

RECORDERS M
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PROPERTY DESCRIPTION

Tract 1:
Land in the 13th Ward of the City of Nashville, Davidson County, Tennessee, as follows:

Beginning on Fourth Ave. South, formerly Cherry Street, at a point 40 feet from the corner of a lot owned by David Hughes, being the south east corner of a lot conveyed to J. W. Early by deed of record in Book No. 45, page 299, in the Office of the Register for said County; thence running at right angles and with the south line of the Early alley, southwardly 40 feet; thence at right angles 180 feet, more or less, eastwardly to Cherry Street; thence northwardly 40 feet, more or less, to the beginning.

Tract 2:

Land in Davidson County, Tennessee, being part of an unnumbered tract shown on the Plan of the Subdivision of the Stull property in South Nashville, not of record, and described as follows:

Beginning at the northwest intersection of 4th Avenue South and Highland Avenues, thence with the margin of 4th Avenue South, northerly 40 feet to the southeast corner of the property conveyed to Morris Wiener, by deed of record in Book 638, page 113, Register's Office Davidson County, Tennessee; thence along Wiener's southerly line, westerly 165 feet, more or less, to the easterly margin of an alley, thence with the margin of same, southerly 51 1/2 feet to the north margin of Highland Avenue, thence with the margin of same, easterly 165 feet, more or less, to the beginning.