THIS INSTRUMENT PREPARED BY:
M. Kevin Heffelman
Nippert & Nippert Attorneys
150 South Main Street
Ashland City, TN 37015
(615)792-1269

Davidson County DEEDWARR
Recvd: 06/16/06 08:52 2 pgs
Fees:13.00 Taxes:2960.00
20060616-0071731

Name and Address of New Owners:

DB Partners Nashville, LLC
120 30th Avenue North
Nashville, TN 37203

Persons Responsible for Taxes:

SAME

Map/Parcel Number: 104 02 0 / 320.00

WARRANTY DEED

For and in consideration of the sum of **Eight Hundred Thousand ($800,000.00) Dollars** cash in hand paid, the receipt of which is hereby acknowledged, I, **MG Development, A Tennessee General Partnership**, the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto the said **DB Partners Nashville, LLC**, the GRANTEE herein, it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 8 on the Plan of Euclid Subdivision of a part of Lots 42 and 43 Boyd Cockrill Spring Tract as of Record in Plat Book 421, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to MG Development, a Tennessee General Partnership, by Deed from MBR, a Joint Venture composed of J. Michael Mahaffey, James L. Brandon and Thomas H. Repass, II, of Record as Instrument Number 20010726-0079573, Register's Office for Davidson County, Tennessee.

Together with Easements from (i) Mathias J. Gorham, III and wife, Martha L. Gorham, dated July 20, 2001, of record in Instrument No. 20010726-0079571, Register's Office for Davidson County, Tennessee and (ii) Tom R. Burks, Charles W. Strader, Jr. and Paul A. Demonbreum, d/b/a a partnership known as West End Ventures , dated July 20, 2001 of record in Instrument No. 20010726-0079572, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, it's successors and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, it's successors and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 our hands this the 13th day of June, 2006.

GRANTOR:
MG Development, A Tennessee General Partnership

By: Robert J. Mendes
General Partner

MG Development, A Tennessee General Partnership

By: Robert J. Gonzales
General Partner

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 13th day of June, 2006, before me M. Kevin Heffelman, a Notary Public of this state and county above mentioned, personally appeared Robert J. Gonzales and Robert J. Mendes, to me known (or proved to me on the basis of satisfactory evidence), and who under oath, acknowledged such persons to be General Partners of MG Development, a Tennessee General Partnership, the within named bargainor, and that they as such General Partners, executed the foregoing instrument for the purpose therein contained, on behalf of MG Development, a Tennessee General Partnership.

IN WITNESS WHEREOF, the undersigned has executed this 13th day of June 2006.

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
*My Commission Expires :*July 29, 2006

AFFIRMATION

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $800,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

DB Partners Nashville, LLC

By: Matthew A. Bulow
Member

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

On this 13th day of June, 2006, before me M. Kevin Heffelman, a Notary Public of this state and county above mentioned, personally appeared Matthew A. Bulow, to me known (or proved to me on the basis of satisfactory evidence), and who under oath, acknowledged such person to be Member of DB Partners Nashville, LLC the within named bargainor, and that he as such Member, executed the foregoing instrument for the purpose therein contained, on behalf of DB Partners Nashville, LLC.

IN WITNESS WHEREOF, the undersigned has executed this 13th day of June 2006.

M. KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: July 29, 2006