Davidson County DEEDWARR
Recvd: 07/20/06 10:19 4 pgs
Fees:23.00 Taxes:740.00
20060720-0087887

This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
615.244.0020

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel Number:
Tamay Ozari 3814 Charlotte Avenue Nashville, TN 37209	Same	093-10-0042 and 093-10-0043

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand ($200,000.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 501, L.L.C., a Tennessee limited liability company, ("Grantor"), has bargained and sold and does hereby transfer and convey unto TAMAY OZARI (referred to hereinafter as "Grantee"), his successors and assigns, certain land located in Nashville, Davidson County, Tennessee, as further described in EXHIBIT A, attached hereto and incorporated by reference (the "Property").

This is improved property known as 501 8th Avenue South, Nashville, Tennessee, 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, unless otherwise shown on EXHIBIT B, attached.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of July 2006.

501 L.L.C.

By: _____
Henry H. Sender, Chief Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HENRY H. SENDER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of 501 L.L.C., a Tennessee Limited Liability Company, the within-named bargainor, a Tennessee corporation and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of 501 L.L.C. by himself as such Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of July 2005. 2006

MARIA SCHACHINGER
Comm# DD0368894
Expires 1/31/2009
Bonded thru (800)432-4254
Florida Notary Assn., Inc

Maria Schachinger
Notary Public
My commission expires: 1/31/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $200,000.00.

_____ (Affiant)

By: Thomas Ozael

Title: _____

Subscribed to and sworn before me, this 6th day of July 2006.

HARRIS A. GILBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

Notary Public
My Commission Expires: 1/24/09

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, described as follows:

TRACT I:

Being the northerly 40 feet of the southerly 111 feet of block "D" on the Plan of Palmer Place, as of record in Book 57, page 117, Register's Office for Davidson County, Tennessee.

Said part of Block "D" fronts 40 feet on the westerly side of 8th Avenue South, formerly Spruce Street, as widened, and runs back 107.5 feet on the southerly line and 107.49 feet, more or less, on the northerly line, to an alley measuring 40 feet thereon.

TRACT II:

Being the northerly sixty (60) feet of Block "D" on the Plan of Palmer Place, of record in Book 57, page 117, said Register's Office.

Beginning at the southwest corner of the intersection of Eighth Avenue South (formerly Spruce Street) and Lea Avenue, being the northeast corner of said Block "D"; thence with the westerly margin of said Eighth Avenue South, southerly sixty (60) feet to the northeast corner of a five (5)-foot strip of land conveyed by K.C. Palmer to Mrs. Love Silverstein, by deed of record in Book 443, page 288, said Register's Office; thence westwardly with the northerly line of this five (5)-foot strip of land one hundred eight (108) feet eight (8) inches, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, northerly sixty (60) feet to the southerly margin of Lea Avenue; thence with the said margin of said Avenue, easterly one hundred eight (108) feet eight (8) inches, more or less, to the beginning.

Being the same property conveyed to 501, L.L.C., by deed from CUMMINS STATION, L.L.C., of record in Book 10955, page 997, dated May 26, 1998, said Register's Office.

EXHIBIT B

ENCUMBRANCES

1. Davidson County Real Property Taxes of $4,082.18 for 2006, which have been prorated.

2. Fifty Thousand ($50,000.00) Dollar payment due at closing.

3. Seventy-Five Thousand ($75,000.00) Dollar payment and interest on One Hundred Fifty Thousand ($150,000.00) Dollars for twelve (12) months, due twelve (12) months from closing date.

4. Seventy-Five Thousand ($75,000.00) Dollar payment and interest on Seventy-Five Thousand ($75,000.00) Dollars for twelve (12) months, due twenty-four (24) months from closing date

5. Interest rate is eight and one-half (8½%) percent.