Name and Address of Owner:	Map and Parcel Numbers:
William J. Henry, Jr. L. Lynn Henry 301 Broadway Nashville, TN 37201	Map 093, Group 064, Parcel 027.00

Name and Address of Persons Responsible for Taxes:	This Instrument Prepared On Information Furnished by the Parties
Same as above	O'Mara & Johnson, P.L.L.C. Attorneys at Law 317 West Spring Street Cookeville, TN 38501 (931) 526-8812

Davidson County DEEDWARR
Recvd: 08/23/06 13:54 2 pgs
Fees:13.00 Taxes:2497.50

20060823-0104031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

DE MONTBRUN-PARK HOLDINGS, LLC, a Tennessee Limited Liability Company, hereinafter referred to as "Grantor", whether one or more, has this day bargained and sold and does hereby transfer and convey all its right, title and interest unto

WILLIAM J. HENRY, JR. and L. LYNN HENRY, husband and wife, their heirs and assigns, hereinafter referred to as "Grantee", whether one or more, all its right, title and interest in and to certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being on the southwest corner of Broad Street (Broadway) and Third Avenue South and described according to a survey made by Miller/Wihry, Inc., dated March 29, 1984, as follows:

Beginning at a point in the westerly right-of-way of Third Avenue South (being 24.5 feet from the center line of said street) at its intersection with the southerly right-of-way of Broadway (52 feet from the center line of said street; thence South 40 degrees 20'10" East 51.62 feet to a point; thence South 49 degrees 39' 50" West 41.00 feet to the center of a party wall; thence with the center line of said party wall North 40 degrees 20'10" West 51.70 feet to a point in the southerly right-of-way of Broadway; thence North 49 degrees 46'47" East 41.00 feet to the point of beginning.

This property is conveyed subject to the following:

1. Taxes for the year 2006 and subsequent years.

2. Easement for Party Wall of record in Book 871, page 288, said Register's Office for Davidson County, Tennessee.

3. The Deed from First American National Bank of Nashville to 301 Broadway Partnership of record in Book 5427, page 616, contains the following: Grantor retains for itself, its successors and assigns, the absolute right, at its own expense, to remove, obliterate, or cover the words "The American National Bank" where the same appears etched in stone across the top front of the building located on said land.

The previous and last conveyance and/or Grantors' source of equitable interest for the property hereinabove described is: By a Warranty Deed from James A. Crossman to de Montbrun-Park Holdings, LLC, recorded as Instrument No. 20040419-0044174 in the

Register's Office of Davidson County, Tennessee.

SOURCE OF DESCRIPTION: This is the same description as the previous and last conveyance.

All property taxes assessed prior to 2006 shall be paid by Grantor. The 2006 property taxes and/or assessments shall be prorated between Grantor and Grantee as of the date of this deed, and Grantee shall be responsible for all such taxes and/or assessments thereafter.

The preparer of this instrument shall not be responsible to Grantor or Grantee or their respective heirs, successors or assigns for failure of the parties to comply with any governmental regulations, including without limitation, zoning or subdivision regulations.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as otherwise herein set out.

Grantor further covenants and binds their successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns, against the lawful claims of all persons.

Signed this 16th day of August, 2006.

De Montbrun-Park Holdings, LLC

By: J.D. Parks, Chief Manager
J.D. Parks, Chief Manager

STATE OF TENNESSEE
COUNTY OF PUTNAM

The consideration or value of the property whichever is greater is $675,000.00.

Affiant

Sworn to and subscribed before me this 16th day of August, 2006.

NOTARY PUBLIC

My Commission Expires:
5-2008

MELANIE K. LARSON NOTARY PUBLIC AT LARGE PUTNAM COUNTY, TN

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, **J.D. Parks**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of De Montbrun-Park Holdings, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he, as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of De Montbrun-Park Holdings, LLC by himself as Chief Manager.

Witness my hand and seal, at Office, this 16th day of August, 2006.

NOTARY PUBLIC

My Commission Expires: 5-20-08
/mkl

MELANIE K. LARSON NOTARY PUBLIC AT LARGE PUTNAM COUNTY, TN