#9044 38683

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03204

Davidson County DEEDWARR
Recvd: 10/16/06 15:54 2 pgs
Fees:13.00 Taxes:5920.00
20061016-0128432

Property Address:
823 3rd Avenue North, Nashville, TN 37201 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Chi Development, Inc.**, existing under the laws of Tennessee, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Third & Harrison, LLC, its successors and assigns** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Described according to a survey by Wamble and Associates Revised September 27, 2006 as follows:

BEGINNING at an iron rod (old) at the intersection of the northern right-of way of Harrison Street (50' R.O.W.) and the western right-of-way of 3rd Avenue North (50' R.O.W.), being the easternmost corner of the subject property;

THENCE, leaving said right-of-way of 3rd Avenue North , following said northern right-of way of Harrison Street, *South 44 degrees 45 minutes 13 minutes 13 seconds West for a distance of 244.31 feet* to an iron rod (old), being the easternmost corner of Devenport Family, L.P. # 1, as of record in Instrument # 20041216-0149732, R.O.D.C.T.;

THENCE, leaving said northern right-of-way of Harrison Street, following said Devenport Family, L.P. # 1, *North 45 degrees 32 minutes 32 seconds West for a distance of 291.17 feet* to an iron rod (old), being the westernmost corner of the subject property;

THENCE, continuing with said Devenport Family, L.P. # 1, and following Nashville Gas and Heating Company, as of record in Instrument # 00000785-0000522, *North 44 degrees 12 minutes 25 seconds East for a distance of 244.93 feet* to an iron rod (old) in said western right-of way of 3rd Avenue North;

THENCE, continuing with said right-of-way of 3rd Avenue North, *South 45 degrees 25 minutes 20 seconds East* for a distance of 293.50 feet to the point of beginning, containing 71,512 square feet or 1.64 acres.

Property known as 823 3rd Ave North, Nashville, TN 37201, Davidson County

SUBJECT to Matters appearing on Plat recorded in Book 51, Page 8 and Circuit Court Minute Book D, Page 734, in the Register's Office of Davidson County, Tennessee and any other easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Joseph Formosa & Sons, dated July 14, 2004, and recorded July 22, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200407220087734.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

And furthermore, the said Grantor does by these presents bind itself and it's successors to warrant and defend the above granted and bargained premises to the said Grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

WITNESS Grantor's hand this 13th day of October, 2006.

CHI DEVELOPMENT, INC.

By: _____
Van E. Christian II, President

State of TENNESSEE
County of DAVIDSON

On this the 13th day of October, 2006, before me, Spencer R. Talbott the undersigned officer, personally appeared Van E. Christian II, President of Chi Development, Inc., and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/herself as President

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MY COMMISSION EXPIRES JAN 27, 2007

_____
Notary Public

My Commission expires: 1-27-07

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $1,600,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 13th of October, 2006.

_____
Notary Public

My Commission expires: 1-27-07

Name of Owner and Property Address:
~~Double A Development, LLC~~
Third + Harrison, LLC
1100 Kermit Drive # 109
Nashville, TN 37217

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN MY COMMISSION EXPIRES JAN 27, 2007

Person Or Entity Responsible For Payment Of Taxes:
~~Double A Development, LLC~~
SAME

Tax Parcel ID#: 082-13-0-332.00