Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/08/06 13:31 2 pgs
Fees:13.00 Taxes:1239.50
20061208-0152048

ADDRESS NEW OWNER:
1432 Cowan Partners
c/o Monroe Acquisition Partners LLC
30 West Monroe Street, Suite 1000
Chicago, IL 60603

SEND TAX BILL TO:
Owner

MAP 82-6
GROUP
PARCEL 91

MORTGAGEE:

NONE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Music City Silk Screen Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **1432 Cowan Tom LLC, an Illinois limited liability company and 1432 Cowan Don LLC, an Illinois limited liability company, as tenants in common dba 1432 Cowan Partners** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6-B on the Plan of Resubdivision of Lot 6, Section Six, Cowan Industrial Park, of record in Plat Book 6050, page 403, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Music City Silk Screen Company by deed from United States Marshal for the Middle District of Tennessee of record in Instrument no. 20060719-0087061, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **1432 Cowan Court, Nashville, Tennessee 37207.**

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, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this **the 1st** day of **December, 2006.**

Music City Silk Screen Company

By: _____
John Hailey

_____
Angela Hailey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **John Hailey and Angela Hailey** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be **officers** of **Music City Silk Screen Company**, the within named bargainor, a corporation, and that they as such authorized officers, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officers.

WITNESS my hand and official seal this 1st day of December, 2006.

_____
Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $335,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 1st day of December, 2006.

_____
Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009