WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/07 14:01 2 pgs
Fees:13.00 Taxes:344.10
20070109-0003887

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 93,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF NOVEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-21-07

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.O. 256 Seaboard Lane, Ste 104, Franklin, TN 37067
file # 06-0191 D'ACQUISTO

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joshua D'Acquisto and Shannon S. D'Acquisto	same	MAP:
610 Douglas		Parcel:071-16-0 228.00
Nashville, TN 37207		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TENNESSEE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND HARPETH INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSHUA D'ACQUISTO, AND WIFE, SHANNON S. D'ACQUISTO

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 610 Douglas, Nashville, TN 37207

Subject property also known as: 1220 N 7th Street Nashville, TN 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 the 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 the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns 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 its hand on the 22nd day of November, 2006.

Tennessee Holdings, LLC, a Tennessee Limited Liability Company

BY: Michael J Johnson, member by Ryan Glore, attorney in fact
Michael J. Johnson, member by Ryan Glore, attorney in fact

Harpeth Investments, LLC, a Tennessee Limited Liability Company

BY: Ryan Glore
Ryan Glore, member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, Ryan Glore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the members of HARPETH INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named barganor, a LLC, and that Ryan Glore, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said LLC for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 22nd day of November, 2006.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
MY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT NO. 182 AND THE NORTHERLY EIGHT (8) FEET OF LOT NO. 183, ON THE MAP OF OAKWOOD PARK, AS OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 182 AND SAID PART OF LOT NO. 183 ADJOIN AND FRONT TOGETHER 52.2 FEET ON THE WEST MARGIN OF NORTH 7TH STREET AND RUN BACK BETWEEN LINES, 165 FEET ALONG THE SOUTH MARGIN OF MILE END AVENUE TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 47.6 FEET. LESS AND EXCEPT THE PROPERTY VESTED IN THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY AS DESCRIBED IN BOOK 8657, PAGE 413, SAID REGISTER'S OFFICE.

BEING PART OF THE SAME PROPERTY CONVEYED TO TENNESSEE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND HARPETH INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM SHARON WACHTEL, EXECUTRIX OF THE ESTATE OF DAVID K. WACHTEL, JR., DECEASED, RECORDED ON THE 6TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050406-0037873, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Michael J. Johnson, member of Tennessee Holdings, LLC, a Tennessee Limited Liability Company pursuant to a power of attorney executed by the same on the 11/08/2006, and being filed for in Instrument # 20070103000772, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On the 22nd day of November, 2006, before me personally appeared Ryan Glore to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Michael J. Johnson, member of Tennessee Holdings, LLC** and acknowledged that he executed the same as the free act and deed of said **Michael J. Johnson, member of Tennessee Holdings, LLC**.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 14, 2008
WILLIAMSON COUNTY, TN

Mail to:
Benson Title
301 Perimeter Park Dr
Suite 100
Nashville TN
37211