[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
14th Ave Community Development Partners, LLC	New Owner Attn: Robert Lowe	Map/Parcel -
[redacted] 5250 Virginia Way, Ste. 100	5250 Virginia Way, Suite 100	09208031600
~~Nashville, TN~~ Brentwood, TN	Brentwood, TN 37027	07-01-12877 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Daniel Mendoza, II, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **14th Ave Community Development Partners, a Tennessee Limited Liability Company,** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Attachment A for legal description

This conveyance is subject to the following:

1. All matters as shown on plat of record in Plat Book 9700, pages 203 and 204 (also matters as shown on plat of record in Plat Book 6900, page 397; Book 6900, pages 475 and 476), said Register's Office.
2. All matters shown on the plat of HYNE's. ADDITION TO NASHVILLE, as recorded in Minute Book B, page 85.
4. County taxes for the year 2007 for tax parcel number 92-8-316.00, not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as 315 14th Avenue North, Nashville, TN

Davidson County DEEDWARR
Recvd: 02/16/07 10:03 3 pgs
Fees:18.00 Taxes:3848.00

20070216-0019699

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,040,000..00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2007

My Commission Expires: 7-19-08

Notary Public

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15th day of February, 2007.

Daniel Mendoza, II

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, Daniel Mendoza, II, 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 within named bargainor, who executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2007.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES: September 19, 2009

EXHIBIT A

Land lying within the 19th Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of Dr. Daniel Mendoza, II, of record at Instrument No. 20031208-0175441 at the Register's Office for Davidson County, Tennessee, and being Lots 43, 44, 45, and a portion of Lot 46 of Hyne's Addition of record in Minute Book "B", Page 85, at the Chancery Court for Nashville, Tennessee, and being bound on the north by the southerly right-of-way of Alley No. 244, on the east by the westerly right-of-way line of 14th Avenue North, on the south by the property of Larry D. Craig, Et ux, of record in Deed Book 7168, Page 956, and on the west by the easterly right-of-way line of Alley No. 234 and being more particularly described as follows;

BEGINNING at a P.K. Nail set at the intersection of the southerly right-of-way line of Alley No. 244 and the westerly right-of-way line of 14th Avenue North, said nail being the northeasterly corner of the herein described tract;

Thence, with said westerly right-of-way line, S 34 deg 42' 56" E, 235.09' to an iron pin old, the northeasterly corner of said Craig property;

Thence, with said property's northerly line, S 59 deg 13' 19" W, 140.27' to a fence post in the easterly right-of-way line of said Alley No. 234;

Thence, with said line, N 34 deg 14' 10" W, 241.31' to an iron pin old in the southerly right-of-way line of Alley No. 244;

Thence, with said line, N 61 deg 50' 23" E, 138.85' to the POINT OF BEGINNING and containing 33,110 square feet or 0.760 acres, more or less, described according to the Boundary & Topographic Survey, dated January 10, 2007, prepared by Stanley K. Draper, Tennessee RLS #2389, 4304 Central Valley Drive, Hermitage, Tennessee 37076.

Being the same property conveyed to Dr. Daniel Mendoza, II, by Special Warranty Deed from State Farm Mutual Automobile Insurance Company, an Illinois corporation, of record as Instrument No. 20031208-0175541, Register's Office for Davidson County, Tennessee.