Prepared by: RALPH MCBRIDE, JR.
112 East Side Square
Shelbyville, TN 37160

Parcel ID: 10403002700

Tax Bill to: LaGasse Family Partners, L.P.
160 Athens Way
Nashville, Tennessee 37228

Name & address of property owner: LaGasse Family Partners, L.P.
160 Athens Way
Nashville, Tennessee 37228

Davidson County DEEDWARR
Recvd: 02/23/07 11:18 3 pgs
Fees:18.00 Taxes:4070.00
20070223-0022785

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 and sufficiency of all of which are hereby acknowledged, we, MARGIE COLLEEN WOODARD TATE, unmarried, and PRINCESS TATE, unmarried, have this day bargained and sold, and do hereby sell, transfer and convey unto LaGASSE FAMILY PARTNERS, L.P., a Tennessee limited partnership, its successors and assigns, the following described tract or parcel of real estate lying and being in Davidson County, Tennessee, and being more particularly bounded and described as follows, to-wit:--

Beginning at a P.K. nail on the southerly margin of West End Avenue and the northeastern corner of the Park Place Retail Partners, et al. property, as of record in instrument no. 20050318-0030053 and being more particularly described as follows:

(1) Thence N58°11'52"E along West End Avenue, 65.59 feet to a p.k. nail;
(2) Thence leaving West End Avenue, S31°59'49"E, 120.71 feet to a p.k. nail on the northerly margin of private alley (which alley is dedicated for the exclusive use and benefit of the land nerein conveyed);
(3) Thence with the northerly margin of said alley S58°57'37"W, 65.74 feet to a p.k. nail;
(4) Thence N31°56'05"W 119.83 feet to the point of beginning, containing 7897.01 square feet or 0.18 acres, more or less.

The survey description was prepared on 11/15/06 by Phillip E. Holmes, Jr., RLS # 1728, Volunteer Land Surveying Services, P.O. Box 100310, Nashville, TN 37224-0310.

Being part of the same property conveyed to John E. Patton, by deed of record in Book 5257, page 613, Register's Office of Davidson County, Tennessee, the said John E. Patton having since died and his last Will and Testament was probated on February 13, 2002, of record in the Probate Court of Davidson County, Tennessee, Docket No. 02P80. Pursuant to the terms of the Will, the subject property was devised to Sarah Tate for life with remainder interest to Randy Tate a/k/a John Randall Tate and Princess Tate a/k/a Princess Margaret Tate. The said Sarah Tate having since died. The said John Randall Tate having since died. The Estate of John Randall Tate having been probated in Robertson County, Tennessee. The Will of John Robert Tate devises subject property to Margie Colleen Woodard Tate.

TO HAVE AND TO HOLD the above described tract or parcel of real estate with all appurtenances and improvements thereto belonging unto the said LaGASSE FAMILY PARTNERS, L.P., a Tennessee limited partnership, its successors and assigns, forever in fee simple.

WE COVENANT that we are lawfully seized and possessed of the above described tract or parcel of real estate; that we have a good and lawful right to sell and convey the same; and that the same is free and unencumbered, except for such easements and restrictions as may affect the property, matters shown on the survey of the property dated November 15, 2006 by Phillip E. Holmes, Jr., RLS # 1728, Volunteer Land Surveying Services, P.O. Box 100310, Nashville, TN 37224-0310, rights and claims of tenants and parties in possession, unrecorded Lease dated April 4, 2001, unrecorded Addendum to Lease Agreement, and 2007 real property taxes, which shall be pro-rated.

WE FURTHER COVENANT AND BIND ourselves, our heirs, representatives and assigns, to forever warrant and defend the title to the above described tract or parcel of real estate unto the said LaGASSE FAMILY PARTNERS, L.P., a Tennessee limited partnership, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our signatures this 22nd day of February, 2007.

Margie Colleen Woodard Tate

MARGIE COLLEEN WOODARD TATE

PRINCESS TATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, the within named bargainors, MARGIE COLLEEN WOODARD TATE and PRINCESS TATE, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 22 day of February, 2007.

Candace L Armstrong
NOTARY PUBLIC

CANDACE L. ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

January 23, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 22 day of February, 2007.

Candace L Armstrong
NOTARY PUBLIC OR REGISTER

CANDACE L. ARMSTRONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

January 23, 2010