07-04-006-D

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MIDTOWN MILLWORKS, GP 618 Church Street, Ste. 200 Nashville, TN 37219	Map 92-8 Parcel 158	NEW OWNER
This instrument prepared by: Boult Cummings Conners & Berry, PLC (RLW) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DOCUMENT MANAGEMENT & STORAGE, LLC**, a Tennessee limited liability company formerly known as Duckhead Development & Storage, LLC (the "Grantor"), has bargained and sold, and by these presents transfer and convey to MIDTOWN MILLWORKS, GP, a Tennessee general partnership (the "Grantee"), Grantee's successors and assigns, a fee simple interest in and to certain land in located in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"). This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters listed on Exhibit B attached hereto and incorporated herein by this reference. This is improved property, more commonly known as 1702 Charlotte Avenue, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Davidson County DEEDWARR
Recvd: 04/09/07 15:29 5 pgs
Fees:28.00 Taxes:8214.00
20070409-0042060

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Walton

The actual consideration for this transfer is $ 2,220,000.00.

Jack Benjamin
Affiant

Subscribed and sworn to before me this 5 day of April, 2007.

Notary Public
My Commission Expires:_____

Grantor further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 5 day of April 2007, but effective as of April 5, 2007.

GRANTOR:

DOCUMENT MANAGEMENT & STORAGE, LLC

By: Jack Benjamin
Jack Benjamin, sole member

STATE OF Florida

COUNTY OF Walton

Before me, Jack Benjamin the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack Benjamin, 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 sole member of Document Management & Storage, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such sole member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as sole member.

Witness my hand and seal, at office in _____, AmSouth Bank, this the 5 day of April, 2007.

Karl Carl
NOTARY PUBLIC

My Commission Expires:

KATHY CARL
MY COMMISSION # DD 245826
EXPIRES: Aug. 28, 2007
Bonded Thru Notary Public Underwriters

EXHIBIT A

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 1 in John R. Hudson's Addition to Nashville, a plan of which is of record in Book 21, Page 136, Register's Office for said County.

Said Lot No. 1 fronts 59 feet on the northerly side of Cedar Street and runs back between parallel lines, with the westerly margin of 17th Avenue North, formerly Robertson Street, 246-3/4 feet to an alley, the west line of said lot being 245-1/2 feet long.

TRACT TWO:

Being Lots Nos. 2 and 3 in John R. Hudson's Addition to Nashville, as recorded in Book 21, Page 136, Register's Office for Davidson County, Tennessee.

Said lots beginning 59 feet from the intersection of Cedar Street and Addison Avenue, formerly called Robertson Street, but now called 17th Avenue, and extending along the line of Cedar Street 118 feet to the line of Lot No. 4 on same plan; thence northwardly 243 feet to a 20 foot alley; thence eastwardly along the line of said alley, 118 feet; thence southwardly along the line of Lot No. 1 in same plan 245 feet 6 inches to the beginning.

TRACT THREE:
Lot No. 4 in John R. Hudson's Addition to the City of Nashville plan of which is recorded in Book 21, Page 136, Register's Office of Davidson County, Tennessee.

Said Lot No. 4 fronts 59 feet on the northerly side of Cedar Street and runs back 243 feet on the east line and 241.75 feet on the west line, with the east margin of Hudson Street to an alley and 59 feet on the southerly margin of said alley.

EXCLUSION:
INCLUDED in the above descriptions but expressly EXCLUDED from this conveyance is the following tract of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by deed of record in Book 4673, Page 694, Register's Office for said County, described as follows:

A strip or tract of land in the 20th Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot Nos. 1, 2, 3 and 4 in John R. Hudson's Addition to Nashville, of record in Book 21, Page 136, Register's Office of said Government and described as follows:

BEGINNING at the present Northwest corner of 17th Avenue North and Charlotte Avenue; thence Westwardly 236 feet along the present Northerly margin of Charlotte Avenue to a point; thence Northwardly 57 feet along the present Easterly margin of Fisk Street to a point; thence Southeasterly 23.6 feet along the new relocated margin of Charlotte Avenue along a curve that has a 15-foot radius to a point; thence Eastwardly 206 feet along the new relocated Northerly margin of Charlotte Avenue, the same being parallel to and 42 feet from the present Northerly margin of Charlotte Avenue to the beginning of a curve that has a 15-foot radius; thence Northeasterly 23.6 feet along said curve to a point on the present Westerly margin of 17th Avenue North; thence Southwardly 57 feet along the present Westerly margin of 17th Avenue North to the point of beginning and containing 15,216 square feet, more or less.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

(*)

Being the same property conveyed to Duckhead Development & Storage, L.L.C., a Tennessee limited liability company, by Warranty Deed from Estate of Evelyn J. Condra by Douglas J. Brown and James H. Sherrod, Jr., Co-Executors & Co-Trustees, and James H. Sherrod, Jr., individually, filed of record with the Register of Deeds of Davidson County in Book 10390, Page 906, which Warranty Deed was subsequently corrected by that certain Correction of Description in Warranty Deed among Duckhead Development & Storage, L.L.C., Estate of Evelyn J. Condra by Douglas J. Brown and James H. Sherrod, Jr., Co-Executors & Co-Trustees, and James H. Sherrod, Jr., individually, filed of record with the Register of Deeds of Davidson County in Book 10716, Page 632.

(*)AND as referenced by Quitclaim Deed of record in Instrument No. 20070409-0042059, said Register's Office and recorded simultaneously herewith.

EXHIBIT "B"

1. The Plan of record in Book 21, Page 136, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and subject to all matters as set forth therein.

2. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

3. All matters shown on the Survey by Volunteer Land Surveying Services, Phillip E. Holmes, Tennessee Registered Land Surveyor No. 1728, dated September 13, 2006, and revised April 2, 2007.