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THIS INSTRUMENT PREPARED BY:
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Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, This 19th day of April, 2007.

Notary Public
My Commission Expires: 11/24/07

Davidson County DEEDWARR
Recvd: 04/20/07 15:44 3 pgs
Fees:18.00 Taxes:13690.00
20070420-0047606

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills to:	Map-Parcel No.:
First Law Office of Andrew Jackson, L.L.C. 721 Noble Oak Drive Marietta, GA 30068	New Owner	93-2-3-140

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Voss Development Corporation, Inc., a California Corporation ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant, and convey unto First Law Office of Andrew Jackson, L.L.C., a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson, County, Tennessee, described as follows:

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE SITUATED IN THE SOUTHEAST QUADRANT OF FOURTH AVENUE, NORTH AND UNION STREET AND BEING PART OF LOT 52 ON THE ORIGINAL PLAN OF THE TOWN OF NASHVILLE, NOT OF RECORD, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A NAIL SET ON THE EAST RIGHT-OF-WAY LINE OF FOURTH AVENUE, NORTH AND THE SOUTH RIGHT-OF-WAY LINE OF UNION STREET AND PROCEEDING AS

FOLLOWS: 1. WITH THE SOUTH MARGIN OF UNION STREET, A 60.6 FOOT STREET AT THIS POINT, N 62 DEG. 31' 28" E, 81.58 FEET TO A PK NAIL SET; THENCE, 2. LEAVING UNION STREET WITH THE WEST LINE OF PROPERTY CONVEYED TO 329 UNION STREET JOINT VENTURE BY DEED RECORDED IN BOOK 6423, PAGE 902, R.O.D.C., TENNESSEE S 27 DEG. 19' 49" E 98.67 FEET TO A POINT ON THE WEST FACE OF A WALL AND ON THE NORTH LINE OF PROPERTY CONVEYED TO INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT BY DEED RECORDED IN BOOK 4667, PAGE 186, R.O.D.C., TENNESSEE; THENCE, 3. WITH A LINE WITHIN A WALL S 62 DEG. 55' 00" W, 33.13 FEET TO A POINT WITHIN A WALL BEING 0.91 FEET FROM THE SOUTH FACE AND 1.05 FEET FROM THE WEST FACE, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT CONVEYED TO TRAVEL INCORPORATED BY DEED RECORDED IN BOOK 6230, PAGE 495, R.O.D.C., TENNESSEE; THENCE, 4. WITH A WALL AND WITH THE EAST LINE OF TRAVEL N 26 DEG. 07' 44" W, 21.62 FEET TO A POINT IN A WALL BEING 1.74 FEET FROM THE EAST FACE AND 0.20 FEET FROM THE SOUTH FACE AND ALSO BEING THE NORTHEAST CORNER OF TRAVEL; THENCE, 5. WITH TRAVEL'S NORTH LINE S 62 DEG. 04' 10" W, 48.71 FEET TO A PK NAIL SET ON THE EAST RIGHT-OF-WAY LINE OF FOURTH AVENUE, NORTH, A 49.5 FOOT STREET, AND THE NORTH FACE OF A WALL; THENCE, 6. WITH THE EAST RIGHT-OF-WAY LINE OF FOURTH AVENUE, NORTH N 27 DEG. 29' 00" W 77.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,990 SQUARE FEET OR 0.160 OF AN ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO VOSS DEVELOPMENT CORPORATION BY SPECIAL WARRANTY DEED FROM IRA A. BLONDER, RECORDED ON THE 19TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060519-0058774, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

GRANTOR DOES COVENANT with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, save and except the following:

1. Davidson County taxes for the year 2007.
2. Rights of Tenants in possession under unrecorded leases.
3. Terms and Conditions of Declaration of Reciprocal Easements of record in Book 6230, page 498, Register's Office for Davidson County, Tennessee;

GRANTOR DOES FURTHER COVENANT and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 19th day of April, 2007.

GRANTOR:
Voss Development Corporation, Inc.

By: Daniel J Voss Jr
Title: President

STATE OF CALIFORNIA)
)
COUNTY OF VENTURA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel J Voss Jr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Voss Development Corporation, Inc., the within named Bargainor, a corporation, and that as such _____, _____ executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as _____.

Witness my hand, at office, this 18th day of April, 2007.

BHALINDER SINGH SIDHU
Commission # 1724268
Notary Public - California
Ventura County
My Comm. Expires Mar 6, 2011

Bhalinder Singh Sidhu
Notary Public

4/18/07

My Commission Expires: 03-06-2011