Return To:
SIS
8119 Isabella Ln.
Ste 104
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

NOTE TO REGISTER OF DEEDS:
DO NOT PUBLISH THIS CONVEYANCE

ADDRESS NEW OWNER:
Blue Sky Holdings, LLC
3737 West End Av.
Unit 104
Nash, TN 37205
MORTGAGEE:

SEND TAX BILL TO:

New Owner

MAP	**93-14**	
GROUP		
PARCEL	**567.00**	

Davidson County DEEDWARR
Recvd: 05/03/07 12:53 3 pgs
Fees:18.00 Taxes:3145.00

20070503-0053150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Unicorn Advertising, a Tennessee General Partnership,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Blue Sky Holdings, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Unicorn Advertising, a Tennessee General Partnership by deed from Terry Alan Simpson and wife, Colette Jean Simpson, Trustees U/A/D October 17, 1996 of the Simpson Joint Revocable Living Trust Agreement of record in Instrument no. 20001228-0126725, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **905 Division Street, Nashville, Tennessee 37203.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, its heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its heirs 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.

*NOTE TO REGISTER OF DEEDS: DO NOT PUBLISH THIS CONVEYANCE

WITNESS my hand this **the 30th** day of **April, 2007.**

Unicorn Advertising, a Tennessee General Partnership

By: _____
William J. Pratt, Jr., General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **William Pratt, 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 **General Partner of Unicorn Advertising, a Tennessee General Partnership**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 30th day of April, 2007.

_____
Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WITNESS my hand this **the 30th** day of **April, 2007.**

Unicorn Advertising, a Tennessee General Partnership

By: _____
Dennis L. Dunker, General Partner

STATE OF MISSOURI
COUNTY OF St Charles

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dennis L. Dunker** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **General Partner** of **Unicorn Advertising, a Tennessee General Partnership**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 27 day of April, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 12-19-10

SHERYL L. CRISLER
Notary Public - Notary Seal
State of Missouri, St Charles County
Commission # 06634813
My Commission Expires Dec 19, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $850,000.00.

Natasha Bilbrey
AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 12/27/09

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Beginning at an iron pin on the westerly margin of Division Street and the northeastern corner of the Littleton Property, as of record in Book 9266, Page 598, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

(1) Thence S 39 degrees 09'24" W, 168.66 feet to a P.K. Nail;
(2) Thence N 52 degrees 36' 00" W, 148.53 feet to a railroad spike;
(3) Thence N 27 degrees 50' 39" E, 166.68 feet to an iron pin;
(4) Thence with a curve to the right, having a central angle of 12 degrees 40' 33", a radius of 570.00, and an arc length of 126.90 feet to an iron pin;
(5) Thence S 49 degrees 30'37"E, 55.81 feet to the point of beginning, containing 28,165.95 square feet or 0.65 acres

Derivation clause on first page.