Davidson County DEEDWARR
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Fees:13.00 Taxes:458.80
20070621-0074092

WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

R. Rue McClardy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2007

Notary Public:

MY COMMISSION EXPIRES 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
54 Music Square West, LLC	New Owner	Map 096
214 Overlook Circle S-115		Group 06-0
Brentwood, TN 37027		Parcel 63.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

William H. Berkley, III and Michael L. Berkley, Devisees of the Estate of William H. Berkley, Jr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

54 Music Square West, LLC

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 74, on the Plan of Donelson Heights, of record in Plat Book 1424, Page 35, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William H. Berkley, Jr. et ux Sylvia O. Berkley, by deed from Vester H. Smith et ux Ruth Hardison Smith, of record in Book 5251, Page 167, said Register's Office, dated February 6, 1978. The said Sylvia O. Berkley having predeceased William H. Berkley, Jr. The said William H. Berkley, Jr. died and devised the property by Will to William H. Berkley, III and Michel L. Berkley. See Will of record in File No. 07P9 in Probate Court for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 1537, Page 481, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 35, said Register's Office.

Power of Attorney of record in Instrument 20070621 0074091, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( ) property, known as 2825 Hastings Road, Nashville, TN 37214

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

FILE BOX 45

Witness our hands this 19th day of June, 2007.

ESTATE OF WILLIAM L. BERKLEY, JR.

By: William H Berkley By Michael L Berkley AIF
William H. Berkley, III, Devisee
By: Michael L. Berkley, as
Attorney-in-Fact

By: Michael L Berkley
Michael L. Berkley, Devisee

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 Michael L. Berkley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to be the Attorney-in-Fact for William H. Berkley, III, Devisee of the Estate of William H. Berkley, Jr., the within named bargainer, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named William H. Berkley, III, and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 19th day of June, 2007.

My commission expires: 3/7/11

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael L. Berkley, Devisee of the Estate of William H. Berkley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Devisee of the Estate of William H. Berkley, Jr., and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at office, this 19th day of June, 2007.

My commission expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.