WARRANTY DEED

AT-20070291

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of July, 2007

(Affix Seal) Notary Public

My Commission Expires: 7-19-08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jerome W. Rogers	SAME	P/O 081-08-0 429.00
648 West Bedirian Place		
Altadena, CA 91001		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Thirty One Holdings, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jerome W. Rogers hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being part of Lot No. 198, Unit A, of the 1725 Townhomes, on the Plan of North Nashville Real Estate Company's Plan, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 198 fronts 50 feet on the west side of 6th Avenue North, formerly North High Street and runs back between parallel lines, in a westerly direction 175 feet to an alley 15 feet wide.

Being part of the same property conveyed to Thirty One Holdings, LLC from Miles Construction by Warranty Deed dated July 26, 2006 and recorded August 9m, 2006 in Instrument #20060809-0097775, and further conveyed on July 16, 2006 in Instrument #20060726-0090185 and on June 24, 2005 in Instrument #20050627-0073468, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1725-A 6th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this the 17th day of July, 2007:

Davidson County DEEDWARR
Recvd: 07/26/07 13:11 1 pgs
Fees:13.00 Taxes:1184.00
20070726-0088875

Thirty One Holdings, LLC
BY: Marcus Robertson, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Marcus Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Thirty One Holdings, LLC the with in named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this the 17th day of July, 2007

NOTARY SIGNATURE
Notary Expires: 7/19/08

ANGIE MCCLANAHAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN