SPECIAL WARRANTY DEED

FROM:	Alan Greenberg and Elliot Greenberg, Trustees of the Max Greenberg Living Trust dated October 28, 2003 and Charles Gross, individually	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
TO:	William C. Sanders, Jr.	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
William C. Sanders 401 Ellen Drive Goodlettsville, TN 37072	Same	Map 105-7, Parcel 94

Davidson County DEEDWARR
Recvd: 08/10/07 10:10 6 pgs
Fees:33.00 Taxes:2035.00
20070810-0095862

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Sworn to and subscribed before me, this 9th day of August, 2007.

Notary Public

My Commission Expires 02/26/2011

VICKY W. MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DIXON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan Greenberg and Elliot Greenberg, Trustees of the Max Greenberg Living Trust dated October 28, 2003 and Charles Gross, individually** (hereinafter collectively called the "Seller") by these presents does transfer, sell and convey unto **William C. Sanders, Jr.** (hereinafter collectively called the "Buyer"), and Buyer's heirs and assigns, a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1400 3rd Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its heirs and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 8TH day of August, 2007.

SELLER: Alan Greenberg and Elliot Greenberg, Trustees of the Max Greenberg Living Trust dated October 28,2003

By: _____
Alan Greenberg, Trustee

_____ Trustee
Elliot Greenberg, Trustee

_____
Charles Gross, individually

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alan Greenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Max Greenberg Living Trust dated October 28, 2003, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 8TH day of August, 2007.

_____
Notary Public

CHARLOTTE JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 07-19-08

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Elliot Greenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Max Greenberg Living Trust dated October 28, 2003, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and seal at office in Nashville, Tennessee, this 8th day of August, 2007.

Charlotte Jones
Notary Public

My Commission Expires: 07-19-08

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles Gross, individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of August, 2007.

Charlotte Jones
Notary Public

CHARLOTTE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 07-19-08

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lots Nos. 13 to 19 inclusive on the Plan of John Lumsden's Second Addition, as of record in Book 57, page 116, Register's Office for said County, described together as follows: Beginning at the southwest corner of Second Avenue, South, formerly Market Street, and Gray Street; thence with the westerly margin of Second Avenue, South, southwardly 483 feet, more or less to the northeasterly right of way of the N. C. & St. L. Railroad; thence with the said right of way line, northwestwardly 520 feet, more or less, to the southerly margin of Gray Street; thence with said street, eastwardly 245 feet 9 inches to the beginning.

Being the same property conveyed to Charles Gross and Max Greenberg, by Deed of Record in Book 2638, page 149, Register's Office for Davidson County, Tennessee. The said Max Greenberg having since died. The interest of Max Greenberg is now vested in Alan Greenberg and Elliot Greenberg, Trustees of the Max Greenberg Living Trust dated October 28, 2003.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2007, a lien, not yet due and payable.

2. All matters shown on Plat recorded in Book 57, page 116 in the Register's Office for Davidson County, Tennessee.

3. Restrictions as contained in Book 2638, page 149.

4. Purpose of widening alley as of record in Book 2638, page 149.

CERTIFICATE OF AUTHENTICITY

I, Traci Henry, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Traci Henry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dawnelle B Smith, a Notary Public in and for the County and State aforesaid, personally appeared, Traci Henry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of August, 2007.

Dawnelle B. Smith
Notary Public

My Commission Expires: _____

DAWNELLE B. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
November 22, 2010
STATE OF TENNESSEE