Davidson County DEEDWARR
Recvd: 08/23/07 10:48 5 pgs
Fees:28.00 Taxes:1905.50
20070823-0100777

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: Dreamer Holdings, LLC

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Dreamer Holdings, LLC Attn: Dean Gelfand 1880 Century Park East Los Angeles, CA 90067	Same	Map 105-7, Parcel 435 Map 105-7, Parcel 449

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $515,000.00.

Affiant

Sworn to and subscribed before me, this 21st day of August, 2007.

Notary Public

My Commission Expires: 11/30/09

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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 called the "Seller") by these presents does transfer, sell and convey unto **Dreamer Holdings, LLC** (hereinafter 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 1414 and 1287 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 21st 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

_____
Elliot Greenberg, Trustee

_____
Charles Gross, individually

STATE OF ~~GEORGIA~~ Tennessee)
) cg 8/21/07
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, ~~Georgia~~ Tennessee, this 21st day of August, 2007.

_____
Notary Public

My Commission Expires: 07-19-08

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

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 24th 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 Charles Gross, 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 24th day of August, 2007.

Notary Public

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

My Commission Expires: 07-19-08

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Tennessee Mat Subdivision, as shown on plat of record in Plat Book 7900, page 787, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Max Greenberg and Charles Gross, by Deed of Record in Book 5151, page 484, Register's Office for Davidson County, Tennessee. The said Max Greenberg having since died. By virtue of the Will of Max Greenberg of record in the Probate Court for Davidson County, Tennessee, Case No. 06P5, title now vests in Alan Greenberg and Elliot Greenberg, Trustees of the Max Greenberg Living Trust dated October 28, 2003.

Tract 2:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Lots at 1285 Third Avenue South and 1287 Third Avenue South, more particularly described as follows:

Tract No. 1: Being Lot No. 3 on the plan title "Hamilton vs. Hancock" entered in Plan Book 1 at page 101 in the Clerk & Master's Office for the Chancery Court at Nashville, Tennessee, and for said county.

Said Lot No. 3 fronts 38 feet on the westerly margin of 3rd Avenue South, formerly College Street, and extends back 102 feet on the northerly line and 85 feet on the southerly line to the northeasterly margin of the right of way of the L & N, formerly the N & C Railroad.

Tract No. 2: Being the unnumbered lot, referred to as Lot No. 1 in the deed to which reference is hereinafter made, and the Lot No. 2, which front together on the westerly margin of 3rd Avenue South, formerly College Street, on the Plan of Lots No. 2 belonging to John Lumsden of the record in Book 57, at page 116 in the Register's Office for said county.

Being the same property conveyed to Max Greenberg and Charles Gross, by Deed of Record in Book 5952, page 202, Register's Office for Davidson County, Tennessee. The said Max Greenberg having since died. By virtue of the Will of Max Greenberg of record in the Probate Court for Davidson County, Tennessee, Case No. 06P5, title now vests 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 7900, page 787 in the Register's Office for Davidson County, Tennessee.