THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***73,000.00.

Affiant

Davidson County DEEDWARR
Recvd: 10/12/07 13:17 5 pgs
Fees:28.00 Taxes:270.10
20071012-0121530

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 11th day of October 2007.

Notary Public

My Commission Expires: 9.30.09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Daniel N. Fell 1511 Russell Street Nashville, Tennessee 37206	SAME	Tract I – MAP 082-12-0 PARCEL 093.00 Tract II – MAP 105-04-0 PARCELS 377.00 and 172.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seventy Three Thousand and 00/100 Dollars ($***73,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Saunders Company of North Florida, Inc., a Florida Corporation and Pluto Properties, LLC, a Tennessee Limited Liability Company, (hereinafter called the "GRANTORS "), have bargained and sold, and by these presents do transfer and convey unto Daniel N. Fell, married, (hereinafter called the "GRANTEE"), his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Matters, if any, shown on the Plan of Subdivision of the Home Block of Neil S. Brown's Addition to East Nashville, Tennessee, of record in Book 21, Page 100 (as to Tract I), and the Revised Plan of Trimble's National Hill Addition, of record in Book 21, Page 121 (as to Tract II) in the Register's Office for Davidson County, Tennessee.

2. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 we have hereunto set our hands on this the 10th day of October 2007.

PLUTO PROPERTIES, LLC

By: _____
Omar Melo, Executive Officer

STATE OF Utah
COUNTY OF Salt Lake

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Omar Melo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Officer of Pluto Properties, LLC, the within named bargainor, a limited liability company, and that he as such Executive Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as the Executive Officer.

WITNESS my hand and official seal this 10th day of October 2007.

_____
Notary Public

My Commission Expires: 1/25/09

Notary Public
AMANDA RICH
6900 South 900 East, Suite 120
Midvale, Utah 84047
My Commission Expires
January 25, 2009
State of Utah

IN WITNESS WHEREOF we have hereunto set our hands on this the 11th day of October 2007.

SAUNDERS COMPANY OF NORTH FLORIDA, INC.

By: _____
Rachel Saunders, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rachel Saunders with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President, of Saunders Company of North Florida Inc., the within named bargainor, a corporation, and that she as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as the Vice President.

WITNESS my hand and official seal this 11th day of October 2007.

_____
Notary Public

My Commission Expires: 9/30/2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

Tract I: (106 N 9th St)

Land in Davidson County, Tennessee, being part of Lot 21 in the Subdivision of the Home Block of Neil S. Brown's Addition to East Nashville, Tennessee, of record in Book 21, page 100, Chancery Court, Nashville, Tennessee.

Said part of Lot No. 21 begins at a point on the west side of 9th Street 160 feet North of Georgia Street and runs thence westerly with the north margin of an alley 140 feet, thence northerly, with an alley 50 feet, thence easterly 140 feet to 9th Street, thence southerly with 9th Street, 50 feet.

Being the same property conveyed to Saunders Company of North Florida from Pluto Properties, LLC, a Tennessee limited liability company, by deed dated May 5, 2004, of record in Instrument 200405180058068 Register's Office for Davidson County.

Tract II: (1243 Lewis)

Land in Davidson County, Tennessee, being the northerly 30 feet of Lot No. 30 on the Revised Plan of Trimble's National Addition, as of record in Book 21, page 121, Register's Office for said County.

Land in Davidson County, Tennessee, being Lot No. 27 on the Revised Plan of Trimble's National Hill Addition, as of record in Book 21, page 121, said Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the westerly side of East Hill Street and runs back between parallel lines 120 feet, more or less, to an alley.

Being part of the same property conveyed to Pluto Properties, LLC as to an 87.64% interest, and Saunders Company of North Florida, Inc., as to a 12.36% interest, from Pluto Properties, LLC by deed dated June 17, 2004, of record as Instrument 20040708-0081092 and re-recorded as Instrument 20050204-0013274, Register's Office for Davidson County.