Davidson County DEEDWARR
Recvd: 10/17/07 14:50 3 pgs
Fees:18.00 Taxes:2405.00
20071017-0123340

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
JAM Productions, Inc. 2806 Azalea Place Nashville, TN 37204	**SAME**	**Map** 118-07-0 **Parcel No.** 150.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Intropi Limited, LLC, a Tennessee limited liability company**, (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **JAM Productions, Inc., a Tennessee corporation** (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Berry Hill Gardens, as shown on plat of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Intropi Limited, LLC, a Tennessee limited liability company by Special Warranty Deed from Boston Yankees, LLC, a Tennessee limited liability company, of record in Instrument No. 20060706-0081236, Register's Office for Davidson County, Tennessee.

This is improved property known as 2801 Bransford Avenue, Nashville, Tennessee 37204:

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that the property is free from any

lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, and restrictions and limitations of record. The 2007 real estate taxes have been paid and prorated at the time of conveyance.

Grantor further covenants with the Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 16th day of October, 2007.

GRANTOR:

Intropi Limited, LLC, a Tennessee
limited liability company

BY:_____
J. Dudley Jacobs, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $650,000.00.

_____
AFFIANT

Subscribed and sworn to before me, 16th day of October, 2007.

_____
NOTARY PUBLIC

My Commission Expires:

9-20-08

(SEAL)

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 20, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared J. Dudley Jacobs, 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 Chief Manager of Intropi Limited, LLC,, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

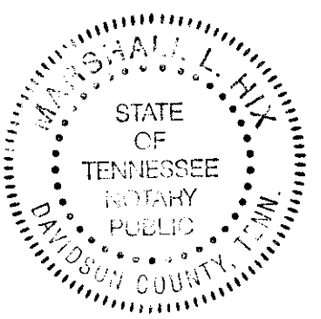
Witness my hand and official seal, this the 25th day of October, 2007.

Notary Public

My Commission Expires:

9-20-08

(SEAL)



My Commission Expires SEPT. 20, 2008