Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF NOVEMBER, 2007.

Notary Public

My commission expires:

Notary seal present, but could not be reproduced

DOUGLAS A. BRACE STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires September 19, 2009 STATE OF TENNESSEE

Davidson County Register of Deeds

Name and Address of New Owner:

EFS Investment Partners LLC
5601 Cloverland Dr. Unit #132
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/13/07 13:39 3 pgs
Fees:18.00 Taxes:2220.00
20071113-0133007

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
1601 Charlotte Avenue	92-8 284
1603 Charlotte Avenue	92-8 359
1605 Charlotte Avenue	92-8 283
325 McMillin Street	92-8 285
Nashville, TN 37203	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM R. HOSTETTLER, JAMES A. TERRELL and LEWIS W. McDANIEL,** each a one-third (1/3) undivided interest as Tenants in Common, hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **EFS INVESTMENT PARTNERS LLC,** a Tennessee limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT 1: 1601 Charlotte Avenue

Land in Davidson County, Tennessee, being part of Lot No. 6 in McMillin Subdivision of The Old Penitentiary Land as shown in Plat Book 161, page 119, in the Register's Office for Davidson County, Tennessee, said part of said lot is described as follows:

Beginning at the northeast corner of said Lot No. 6, said point being the southwest intersection of Charlotte Avenue and McMillin Street, running thence westwardly with the south line of Charlotte Avenue 28.95 feet, more or less, to

the center of a common or party wall; thence southwardly parallel with McMillin Street and through the center line of said common wall and wall extended 64.1 feet to a point; thence at right angles to McMillin Street, West 22.7 feet to a point in the westward margin of said Lot 6; thence southwardly and along the westerly line of Lot 6, 41.5 feet to a point; thence eastwardly and at right angles with said McMillin Street, 50.8 feet to the westwardly margin of McMillin Street; thence northwardly along the westwardly margin of McMillin Street, 98.7 feet to the point of beginning.

TRACT 2: 1603 Charlotte Avenue

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of McMillin Subdivision of the Old Penitentiary Land, of record in Plat Book 161, page 119, in the Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Charlotte Avenue, said point of beginning being 28.95 feet west of the northeast corner of said Lot No. 6; thence with the center line of a common wall southwardly and parallel to McMillin Street with said common wall and said wall extended 64.1 feet to a point; thence west and at right angles with McMillin Street 22.7 feet to the westerly line of said Lot 6; thence along the west line of said Lot No. 6 northwardly 69.66 feet to the south margin of Charlotte; thence along the south margin of Charlotte Avenue eastwardly 23.4 feet, more or less, to the point of beginning.

TRACT 3: 1605 Charlotte Avenue

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Gov. McMillin's Subdivision of the Old State Penitentiary Land, of record in Plat Book 161, page 119, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to William R. Hostettler, a one third (1/3) undivided interest, James A. Terrell, a one-third (1/3) undivided interest, and Lewis W. McDaniel, a one-third (1/3) undivided interest, by Warranty Deed from Malone Belote, Sr., an unmarried person, of record as Instrument No. 20060516-0057384 in the Register's Office for Davidson County, Tennessee.

TRACT 4: 325 McMillin Street

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Gov. McMillin's Plan of Subdivision of the Old State Prison Lands in Nashville, Tennessee, of record in Book 161, page 119, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to William R. Hostettler, James A. Terrell and Lewis McDaniels by Warranty Deed from Ilan David, David J. Lill, Sr. and wife, Martha A. Lill, of record as Instrument No. 20060718-0086138 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for 2008 and subsequent years, a lien, but not yet due and payable.

2. All matters shown on Plan of record in Plat Book 161, page 119, in the Register's Office for Davidson County, Tennessee.

3. Easement for sewer shown on Metro Engineer's Map in said Register's Office.

4. Easement of record in Book 8527, page 210, in said Register's Office. (TRACT 1)

5. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors 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.

Grantors' wives do not join in this conveyance as subject property is not now nor has it ever been used as the primary residence of the parties.

WITNESS our hands this 12 day of November, 2007.

WILLIAM R. HOSETTLER

JAMES A. TERRELL

LEWIS W. McDANIEL

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM R. HOSTETTLER, JAMES A. TERRELL and LEWIS W. McDANIEL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires:

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
~~AT LARGE~~
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

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Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds