FOR RECORDING PURPOSE

Davidson County DEEDWARR
Recvd: 12/14/07 14:00 3 pgs
Fees:18.00 Taxes:4199.50

20071214-0144097

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $1,135,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: December 14th, 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/22/08

PAMELA PEARRE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 950, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS: Nashville Video LLC, a Florida limited liability company Oliveyard, LLC, a California limited liability company 3721 Valley Center Drive Suite 120 San Diego, CA 92130	SEND TAX BILLS TO: Same	MAP-PARCEL NUMBER: 72-2/141

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GERNETTA J. FLEMING

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

NASHVILLE VIDEO LLC, a Florida limited liability company, a 26.43% undivided interest and OLIVEYARD, LLC, a California limited liability company, a 73.57% undivided interest

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

THIS IS (XX) IMPROVED (___) UNIMPROVED PROPERTY KNOWN AS: 3409 Gallatin Pike, Nashville, TN 37216-2601

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. 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.

Witness this date: December 11, 2007

Gernetta J. Fleming

Gernetta J. Fleming

STATE OF California

COUNTY OF Orange

Personally appeared before me, Lori Ann Caswell (Notary Public), GERNETTA J. FLEMING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11, day of December, 2007.

LORI ANN CASWELL
Commission # 1554497
Notary Public - California
Orange County
My Comm. Expires Feb 22, 2009

Notary Public

My Commission Expires: Feb. 22, 2007

FURNISHED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville TN 37219

EXHIBIT "A"
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Inglewood Retail Center, as shown on plat of record in Plat Book 9700, page 550, 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 Gernetta J. Fleming, by Warranty Deed of record as Instrument No. 20030114-0005708, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
PERMITTED ENCUMBRANCES

1. Real estate taxes for the year 2008 and subsequent years.
2. Terms and Conditions of Agreement for Use as of record in Book 3946, page 388 in the Register's Office for Davidson County, Tennessee.
3. All matters shown on Plat of record in Book 894, pages 640 and 641, as modified in Book 3710, page 437, said Register's Office.
4. All matters shown on Plat of record in Book 9700, page 550 with Surveyor's Certificate of Correction recorded as Instrument No. 20000516-0049180, said Register's Office.
5. Sewer Perpetual Permit as of record in Book 1846, page 550, said Register's Office.
6. Agreement for Dedication of Sanitary Sewers and/or Storm Drainage Easement in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4854, page 652, said Register's Office.
7. Sewer Easement as of record in Book 498, page 11, said Register's Office.
8. Sign Easement to Glenridge Development, L.L.C., recorded as Instrument No. 20000508-0046294, said Register's Office.