THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 12/21/07 08:50 3 pgs
Fees:18.00 Taxes:2497.50
20071221-0146391

File No. 20965-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
No Sleep Til Gtown, LLC 1311 Sixth Avenue North Nashville, TN 37208	New Owner	Map 082-09 Parcel 042

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, C.T. PROPERTIES, a Tennessee general partnership composed of William Vinson, Donald Shell, and Stephen Powell, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto NO SLEEP TIL GTOWN, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No 24 on the Map of North Nashville Real Estate Company's Plan of Lots of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to C.T. Properties, a Tennessee general partnership, by Deed from Anthony Cherry, of record in Instrument Number 20021106-0136951, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 1311 6th Avenue North, Nashville, Tennessee 37208.

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, its successors and assigns, forever; and Grantor covenants 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 set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successor and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 20 day of December 2007.

C.T. PROPERTIES
a Tennessee general partnership

By: Stephen Powell General Partner
Stephen Powell, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Stephen Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of C.T. Properties, a Tennessee general partnership, and who further acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner for the said partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this 20 day of December 2007.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jennifer L. Johnson
NOTARY PUBLIC

My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $675,000.00

RMcEly, Chief Manager
Affiant

Subscribed and sworn to before me this 20 day of December 2007.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jennifer L. Johnson
Notary Public
My commission expires 3/7/2011

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2008 and subsequent years, not yet due and payable.

(b) Matters shown on the Plan of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.