Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 01/17/08 09:46 2 pgs
Fees:13.00 Taxes:1480.00

20080117-0005315

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***400,000.00.

Affiant

Subscribed and sworn to before me this 15th day of January, 2008.

Notary Public

My Commission Expires: 9-30-09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Sergio Coffa 2102 West Linden Avenue Nashville, Tennessee 37212	SAME	MAP 104-15-0 PARCEL 270.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Thousand and 00/100 Dollars ($***400,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Pyne Properties, LLC, a Colorado limited liability company, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto Sergio Coffa and wife, Bonnie G. Garcia, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 46 on the Map of Linden Place of record in Book 547, pages 121 and 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Pyne Properties, LLC, by Quitclaim Deed dated February 19, 2004, from Rawleigh Warner Pyne, unmarried, of record as Instrument No. 20040220-0019670 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2102 West Linden Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES 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. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the plan of Linden Place of record in Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee.

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

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 15th day of January, 2008, as the duly authorized representatives of the herein named Grantor.

PYNE PROPERTIES, LLC

By: _____
Rawleigh W. Pyne
Member and Board Manager

By: _____
Steve Myers
Attorney in Fact

By: _____
Amalia S. Pyne
Member and Board Manager

By: _____
Steve Myers
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Steve Myers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Rawleigh W. Pyne and Amalia S. Pyne and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Rawleigh W. Pyne and Amalia S. Pyne.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of January, 2008.

_____
Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY