Davidson County DEEDWARR
Recvd: 01/17/08 15:13 3 pg
Fees:18.00 Taxes:906.50

20080117-0005630

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January, 2008.

NOTARY PUBLIC

My Commission expires: 5-22-2010

JO ANN SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
NASHVILLE HOLDINGS, LLC, A MINNESOTA LIMITED LIABILITY COMPANY	SAME	Map:93-08 Parcel:14
(NAME) 14070 HIGHWAY 52 S.E.	(NAME)	Map: Parcel:
(ADDRESS) CHATFIELD, MN 55923	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 07110126

Warranty Deed

For and in Consideration Of the sum of 10.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

MARY KATHERINE IVONE ELAM FLEMING

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

NASHVILLE HOLDINGS, LLC, A MINNESOTA LIMITED LIABILITY COMPANY

hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

THE PROPERTY HEREIN DESCRIBED IS NOT THE RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

This conveyance is made subject to the following:

1. Davidson County taxes for 2008, which have been prorated and assumed by the Grantee.
2. Matters shown on the Plan of record as Instrument No. 20060124-0009099, Register's Office for Davidson County, Tennessee.
3. Easement of record as Instrument No. 20050513-0054294, Register's Office for Davidson County, Tennessee.

This is improved property known as 910 S 5TH STREET, Nashville, Tennessee

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 heirs and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its heirs 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.

Witness our hands this 15 day of JANUARY, 2008.

Mary Katherine Ivone Elam Fleming
MARY KATHERINE IVONE ELAM FLEMING

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARY KATHERINE IVONE ELAM FLEMING the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 15th day of January, 2008 .

Brandy K. Pirk
NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Exhibit "A" Attachment

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Re-subdivision of Part of Lot No. 10 of D. B. Coopers Addition to East Nashville of record in Plat Book 57, page 154, Register's Office for Davidson County, Tennessee and is now called the Fleming Property which is of record as Instrument No. 20060124-0009099, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to E.M. Fleming and wife, Belle M. Fleming by deed from American Natl Bank of record in Book 998, page 30, dated February 27, 1936, Register's Office for Davidson County, Tennessee, the said Belle M. Fleming having predeceased E.M. Fleming having since died. The will of Ernest Marvin Fleming, Sr. filed with the Davidson County Probate Court Clerk's Office in Will Book 128, page 106 devised the subject property to Ernest Marvin Fleming, Jr.. Also, being part of the same property conveyed to Ernest Marvin Fleming, Jr. by deed from Ora Jean Pendleton of record in Book 5795, page 973,dated September 14, 1981, said Register's Office, the said Ernest Marvin Fleming, Jr. having since died. The will of Ernest Marvin Fleming, Jr. filed with the Davidson County Probate Court Clerk's Office in Will Book 180, page 260 and recorded in the Davidson County Register's Office as Instrument No. 20050928-0116489 devised the subject property to Mary Katherine Ivone Elam Fleming.