RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/18/08 12:14 3 pgs
Fees:18.00 Taxes:962.00
20080118-0005926

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

File No. 3862-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kiva Studios of Nashville 517 East Iris Drive Nashville, TN 37204	New Owner	Map 118-07 Parcel 183

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, LOYDE R. RAGAN,* hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KIVA STUDIOS OF NASHVILLE, a Tennessee general partnership composed of Gary Belz, Shelly Belz and GRB, Inc., hereinafter called the Grantee, their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit: *unmarried,

LAND in Davidson County, Tennessee, being Lot No. 17, Block "E", on the Site Plan of Berry Hill Gardens Subdivision for Defense Homes Corporation, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Iris Drive the common corner of Lots 17 and 18; thence southerly along the line between said two lots 100 feet to a point; thence westerly along the line between Lots 16 and 17, 120.6 feet to a point in the easterly margin of Columbine Place; thence northerly along the margin of said Street 80.65 feet to the beginning of a curve, with a radius of 20 feet; thence around said curve to a point in the southerly margin of Iris Drive; thence easterly along said margin of said Drive 100.8 feet to the point of beginning.

BEING the same property conveyed to Loyde R. Ragan and wife, Della O. Ragan by Deed from H. Raymond Ligon, of record in Book 3177, Page 609, Register's Office for Davidson County, Tennessee. The said Della O. Ragan having since died on August 23, 2005, title vested in Loyde R. Ragan as the surviving tenant by the entirety.

THIS is improved property known as 517 East Iris Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract(s) or parcel(s) of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever;

and Grantor covenants with the said Grantee that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15 day of January 2008.

Loyde R. Ragan

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 Loyde R. Ragan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

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

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $260,000.00

Affiant

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

Notary Public

My commission expires 03.22.2008

NOTARY PUBLIC AT LARGE

EXHIBIT "B"
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 1130, Page 36, Register's Office for Davidson County, Tennessee.