03

Realty Title
Box 48A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/31/08 09:22 2 pgs
Fees:13.00 Taxes:148.00
20080131-0009893

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2008.

Notary Public
My commission expires: 7/24/2010

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

03-0801-35198

Address of New Owner:	Send Tax Bills to:	Tax Information
Virage, LLC 555 Church Street, #1403 Nashville, TN 37219	New Owner	082-03-0-087.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Larry A. Berkley, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Virage, LLC, a Tennessee limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 159, on the Plan of Sharpe and Horne 2nd Addition Subdivision, of the Lindsley property, of record in Book 161, Page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 159 fronts 50 feet on the west side of North 2nd Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Larry A. Berkley by deed from Dorothy J. Lee of record in Instrument No. 20080131 0009893, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor herein, nor any spouse or assigns.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 914 North 2nd Street, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 28th day of January, 2008.

Larry A. Berkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry A. Berkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of January, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09