This instrument was prepared by:
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Davidson County DEEDWARR
Recvd: 02/15/08 11:40 2 pgs
Fees:13.00 Taxes:3885.00
20080215-0015251

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Nashville Boys, LLC 1221 17th Av. S. Nashville, TN 37212	New Owner	104-4/108

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, 2TK, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Nashville Boys, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Plan of O.B. Hayes Plan of Large Lots, of record in Book 21, page 87, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point 197' 3" North of Edgehill Avenue on 17th Avenue, South, running thence with said 17th Avenue, 50' northwardly; thence at right angles 158' westwardly to an alley; thence running southwardly 50' with said alley; thence eastwardly 158' to 17th Avenue and point of beginning.

Being the same property conveyed to 2TK, LLC, a Tennessee limited liability company in Instrument No. 200202250023654, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008 and subsequent years and all matters shown on Plat of record in Book 21, page 87, said Register's Office.

This is improved property commonly known as 1107 17th Avenue South, Nashville, Tennessee 37212.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $1,050,000.00.

Affiant

Subscribed and sworn to before me this the 13th day of February, 2008.

Notary Public

PAMELA B. HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

COMMISSION EXPIRES MAY 08, 2011

My Commission Expires: 5-8-11

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns,

forever.

And Grantor does covenant with the said Grantee that Grantor 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 hereinabove.

And Grantor does further covenant and bind itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12 day of February, 2008.

2TK, LLC, a Tennessee limited liability company

By: _____
Name: T K Kimbrell
Title: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Shirley Ann Sills of the state and county mentioned, personally appeared T. K. Kimbrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be managing member ~~president~~ (or other officer authorized to execute the instrument) of 2TK, LLC, the within named bargainor, ~~a corporation~~ an LLC, and that such ~~president~~ managing member or officer as such managing member, executed the foregoing instrument for the purpose therein contained, ~~by~~ personally signing the name of the ~~corporation~~ LLC as managing member.

Witness my hand, at office, this 12 day of February, 2008.

_____
Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 22, 2008

SHIRLEY ANN SILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY