This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 02/22/08 14:26 2 pgs
Fees:13.00 Taxes:592.00
20080222-0017654

L&L#6422-24A

ADDRESS NEW OWNER:
Gosco Properties, LLC
12518 Emelita St.
Valley Village, CA 91607

MORTGAGEE:

SEND TAX BILL TO:
Owner

MAP **93.16**
GROUP
PARCEL **376.00**

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, **Dan Evins** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Gosco Properties, LLC**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 24 and 25 of Block C, on the Plan of Hermitage Addition to South Nashville, as of record in Book 57, pages 42 and 43, Register's Office for said County, as follows:
>
> Said Lots No. 24 and 25 adjoin and front together 100 feet on the westerly side of Decatur Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Dan Evins by deed from Robert Herrman dated September 25, 2007, of record in Instrument No. 20071017-0123074, Register's Office for Davidson County, Tennessee.
>
> This instrument is executed on behalf of Dan W. Evins by virtue of a written Power of Attorney of record at Instrument No. 20071207-0141580, Register's Office for Davidson County, Tennessee.

This is improved property known as 2 Decatur Street, Nashville, Tennessee 37210. Possession is to be given on January 31, 2008.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does 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 warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of January, 2008.

Dan Evins by Frank J McAvoy
Attorney in fact

Dan Evins, by Frank J. McAvoy, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 31st day of January, 2008, before me personally appeared Frank J. McAvoy, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dan Evins as his attorney in fact, pursuant to the power of attorney recorded at Instrument No. 20071207-0141580, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Dan Evins as his attorney in fact.

NOTARY PUBLIC

KYLE B. HECKMAN
Notary Public
STATE OF TENNESSEE

My Commission Expires: 9/28/11

* * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$160,000.00**.

AFFIANT

Subscribed and sworn to before me on this 31st day of January, 2008.

NOTARY PUBLIC

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/20/08