[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
March Egerton	NEW OWNER	Map/Parcel -
4216 Brush Hill Road		07206022300 07206022500 07206022600 07206022800
Nashville, TN 37216		08-01-13177 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

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 **Iglesia Hispana de Nashville, Inc. , a Tennessee Corporation** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Upside, LLC, a Tennessee Corporation** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Attached Schedule A For Legal Description

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DR. E. T. BROWN'S SUBDIVISION OF THE J.B. KING LAND, as recorded in Plat Book 332, Page(s) 69, Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 4243, Page 925 and Book 4243, Page 934.
4. Easement for Right of Way, recorded in Book 1727, Page 602 and Book 1681, Page 88.
5. Easement for Temporary Construction, recorded in Book 6174, Page 894.

This is improved property commonly known as: 1072 and 1078 East Trinity Lane, Nashville, TN 37216.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $150,000.00

Affiant for UPSIDE, LLC

Subscribed and sworn to before me this 25 day of February, 2008

Notary Public

My Commission Expires 02/26/2011

VICKY W. MCMILLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY

Davidson County DEEDWARR
Recvd: 02/28/08 09:48 5 pgs
Fees:28.00 Taxes:555.00

20080228-0019568

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, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the 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 herein above.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25 day of January, 2008.

Iglesia Hispana de Nashville, Inc.

By: _____
Dr. Jose Rodriguez, Trustee

By: _____
Dr. Vilma Rodriguez, Trustee

By: _____
Rev. Samuel Lara, Trustee

By: _____
Dr. Julio A. Garcia, Trustee

By: _____
Rev. Rosa Lara, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Dr. Jose Rodriguez** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Iglesia Hispana de Nashville, Inc, the within named bargainor, and that he as such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 2008.

_____
Notary Public

My Commission Expires:

My Commission Expires 02/26/2011

VICKY W. MCMILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Dr. Vilma Rodriguez** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Iglesia Hispana de Nashville, Inc, the within named bargainor, and that he as such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 2008.

Notary Public

My Commission Expires:

My Commission Expires 02/26/2011

VICKY W. MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Rev. Samuel Lara** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Iglesia Hispana de Nashville, Inc, the within named bargainor, and that he as such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 2008.

Notary Public

My Commission Expires:

My Commission Expires 02/26/2011

VICKY W. MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Dr. Julio A. Garcia** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Iglesia Hispana de Nashville, Inc, the within named bargainor, and that he as such Trustees, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 2008.

Notary Public

My Commission Expires:

My Commission Expires 02/26/2011

VICKY W. MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Rev. Rosa Lara** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of Iglesia Hispana de Nashville, Inc, the within named bargainor, and that she as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by herself as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 2008.

VICKY W. MCMILLEN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires 02/26/2011

Exhibit A

PARCEL 1

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 10 AND 11 IN DR. E. T. BROWN'S SUBDIVISION OF THE J. B. KING LAND, A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 69, REGISTER'S OFFICE FOR SAID COUNTY AND TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

PARCEL 2

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 12 AND THE SOUTHERLY PARTS OF LOTS 13 AND 14 ON THE PLAN OF E.T. BROWN'S SUBDIVISION OF THE J.B. KING LAND, AS OF RECORD IN BOOK 332, PAGE 69, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY MARGIN OF TRINITY LANE AT THE CORNER OF LOTS 11 AND 12; THENCE WITH THE SOUTHERLY MARGIN OF SAID LANE WESTWARDLY 50 FEET TO THE CORNER OF LOTS NOS. 12 AND 13; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHERLY 200 FEET; THENCE WESTWARDLY AND PARALLEL WITH THE SOUTHERLY MARGIN OF TRINITY LANE 100 FEET TO THE DIVIDING LINE BETWEEN LOTS 14 AND 15; THENCE WITH SAID DIVIDING LINE SOUTHWARDLY 160.5 FEET; THENCE EASTWARDLY 150.9 FEET TO THE CORNER OF LOTS NOS. 11 AND 12; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHWARDLY 379 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM THE TRUSTEES OF IGLESIA DE DIOS HISPANA PENTECOSTAL SPANISH CHURCH OF GOD TO IGLESIA HISPANA DE NASHVILLE, INC. AS RECORDED ON THE 28TH DAY OF NOVEMBER, 2007 IN INSTRUMENT NO. 20071128-0138025 AND WARRANTY DEED FROM PATTI W. WATSON, A MARRIED WOMAN, AND VAL MARIE WATSON, A SINGLE WOMAN TO TRUSTEES OF IGLESIA DE DIOS HISPANA AND PENTECOSTAL CHURCH OF GOD, A UNINCORPORATED ENTITY AS RECORDED ON THE 30TH DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010830-0094027, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.