This Instrument Was Prepared By:
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624 Lakeside Dock Drive
Kingsport, Tennessee 37663

Davidson County DEEDWARR
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20080407-0035139

Warranty Deed

This Warranty Deed is made and entered into as of the **April 4th, 2008** by and between **Bayrock Investment Co.,** a North Carolina general partnership ("Grantor") and, **CRAIG P. BAUMANN and SUZANNE F. BAUMANN, CO-TRUSTEES of the BAUMANN FAMILY TRUST ESTABLISHED FEBRUARY 4, 1997** ("Grantee").

WITNESSETH:

THAT for and in consideration of Ten Dollars ($10) cash in hand paid, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged and confessed, Grantor has bargained and sold and does hereby grant, transfer and convey with special warranty of title, unto Grantee, its successors and assigns, that certain property, together with all rights, hereditaments, and appurtenances appertaining thereto, located in Davidson County Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD unto Grantee its successors and assigns, in fee simple forever.

This is improved property located at 515 Dominican Drive, Nashville Tennessee.

Grantor covenants to Grantee that it is lawfully seized and possessed of said property; that it has good and lawful right to convey same; that such property is free, clear and unencumbered except for those matters set forth on Exhibit B; and that it shall forever warrant and defend the title to the herein described property against the good and lawful claims of all persons whomsoever.

WITNESS THE SIGNATURE of Grantor as of the date first above written.

BAYROCK INVESTMENT CO.,
a North Carolina general partnership

By: Bayrock Investment Co., LLC,
a Nevada limited liability
company, as managing
general partner

By: _____
THOMAS L. HAMMONS,
Managing Member

STATE OF North Carolina

COUNTY OF Mecklenburg

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Thomas L. Hammons**, 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 managing member of **BAYROCK INVESTMENT CO., L.L.C.**, the managing general partner of **BAYROCK INVESTMENT CO.**, a North Carolina general partnership, the within named bargainor, and that he as such managing member of such managing general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as managing member of the managing general partner.

WITNESS my hand and official seal at office, this 28th day of March, 2008.

_____
NOTARY PUBLIC

ANGELA PIERCE
NOTARY PUBLIC
MECKLENBURG COUNTY, N.C.
My Commission Expires 5-22-2010

My commission expires:

5-22-2010

STATE OF Tennessee

COUNTY OF Davidson

The undersigned affiant being first duly sworn, makes oath that the actual consideration for the foregoing transfer, or the value of the property described herein, whichever is greater, is $ 1,213,793.00 .

Chloe Trisha Shafer
Affiant

SWORN TO AND SUBSCRIBED before me, this the 4th day of April, 2008.

Laura Hatcher
NOTARY PUBLIC

My commission expires:

July 24, 2010

LAURA HATCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

Name and Address of Property Owner:

Craig P. Baumann
PMB #534
7514 Girard Ave #1
La Jolla, CA 92037

Send Tax Notices to:

Same - new owner

EXHIBIT A

LEGAL DESCRIPTION

Located in Davidson County Tennessee and more particularly described as:

Being Lot No. 1 on the Consolidation Plat Lots 19, 20, 21 and 22, Cantrell Subdivision of the Whiteside Tract, of record as Instrument Number 200605050052438, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

And being the same property conveyed to Grantor Deed of record in the Register's Office for Davidson County Tennessee as Instrument No. 20061204 0149323

Tax Parcel/Id: 081-04-C-096.

Exhibit B

Permitted Exceptions

The following matters shall be considered permitted encumbrances to the warranty of title set forth in the Warranty Deed to which this exhibit is attached and incorporated within; but only to the extent that such matters validly exist and are in effect, and reference herein shall not be deemed a revival, ratification or affirmation of same.

1. Real property taxes not yet due and payable.

2. All matters shown on the Plan of record as Instrument Number 20060505-0052438, Register's Office for Davidson County, Tennessee.

3. Application to Combine Parcels of record as Instrument Number 200512050-146211, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record as Instrument Number 20060418-0043919, said Register's Office.

5. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument Number 20060224-0021799, said Register's Office.

6. Declaration of Reciprocal Easement Agreement of record as Instrument Number 20060517-0057610, said Register's Office.

7. Restrictions of record as Instrument Number 20060517-0057611, said Register's Office.

8. That certain unrecorded Commercial Lease dated May 16, 2006 with Starbucks Corporation.