THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27467-02-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $910,000.00. Affiant Subscribed and sworn to before me this 9 day of April, 2008. Notary Public My Commission Expires: 11-14-09 MARY ESTHER CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 14 2009

WARRANTY DEED

Address New Owner: Utley Land Company 115 Gillette Dr. Franklin, TN 37069	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 10404015800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Masterfonics, LLC, a Tennessee limited liability company, and Daniel J. Voss, Jr., individually** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Utley Land company, a Delaware company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1033 16th Avenue South, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9 day of April, 2008.

Masterfonics, LLC, a Tennessee limited liability company

BY: _____
Daniel J. Voss, Jr., as sole member

_____
Daniel J. Voss, Jr., individually
A/K/A Daniel Joseph Voss, Jr.

Davidson County DEEDWARR
Recvd: 04/15/08 14:18 4 pgs
Fees:23.00 Taxes:3367.00
20080415-0038166

STATE OF CALIFORNIA
COUNTY OF VENTURA JM

On ~~April 9, 2008~~ April 10, 2008, before me, Jenny Mather, Notary Public, personally appeared Daniel J. Voss, Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as the sole member of Masterfonics, LLC, the within named bargainor, and that by his signature on the instrument he executed the instrument on behalf of Masterfonics, LLC.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal this ~~9th~~ 10th day of April, 2008.

Jenny Mather
Notary Public

My Commission Expires: May 6, 2011

JENNY MATHER
COMM. # 1743824
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
MY COMM. EXP. MAY 6, 2011

STATE OF CALIFORNIA
COUNTY OF VENTURA

On April 9, 2008, before me, Jenny Mather, Notary Public, personally appeared Daniel J. Voss, Jr., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his individual capacity.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal this 9th day of April, 2008.

Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

State of California
County of Ventura)

On April 9, 2008 before me, Jenny Mather, notary public
(insert name and title of the officer)

personally appeared Daniel Joseph Voss, Jr.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JENNY MATHER
COMM. # 1743824
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
MY COMM. EXP. MAY 6, 2011

Signature Jenny Mather (Seal)

EXHIBIT "A"

Tract I:
Land in Davidson County, Tennessee, being the southerly 45 feet of Lot No. 5 and the northerly 5 feet of Lot No. 6 on the Map of J.P.W. Brown Subdivision of Lot No. 15, O.B. Hayes Large Lots called Rokeby, as of record in Book 161, page 88, Register's Office for Davidson County, Tennessee.

Said parts of Lots 5 and 6 front together 50 feet on the westerly side of Sixteenth Avenue South, formerly Belmont Avenue, and run back between parallel lines, 150 feet to an alley in the rear.

Tract II:
Land in Davidson County, Tennessee, being the southerly 42.1 feet of Lot No. 6 on the Map of J.P.W. Brown Subdivision, as of record in Book 161, page 88, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 42.1 feet on the westerly side of Sixteenth Avenue, South, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Masterfonics, LLC by Quitclaim deed dated August 17, 2006 from Voss Recording Corporation, a Tennessee corporation of record in Instrument No. 20060821-0103177, Register's Office for Davidson County, Tennessee. Masterfonics, LLC was administratively dissolved by the Tennessee Secretary of State on August 27, 2007. Its sole member at the time of dissolution was Daniel J. Voss, Jr.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5813, page 645, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 161, page 88, Register's Office for Davidson County, Tennessee.
4. Easement for utilities of record in Book 4573, page 994, Register's Office for Davidson County, Tennessee.
5. Easement for pad mounted transformer of record in Book 5838, page 699, Register's Office for Davidson County, Tennessee.