Davidson County DEEDWARR
Recvd: 04/28/08 09:32 4 pgs
Fees:23.00 Taxes:1110.00
20080428-0042758

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21231-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
For A Song Properties, LLC P.O. Box 90617 Nashville, TN 37209	New Owner	Map 082-09 Parcel 151

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, the undersigned, LAWRENCE BROS., LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto FOR A SONG PROPERTIES, LLC, a Tennessee limited liability company, hereinafter the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 122, 123, 124, and 125 on the Plan of Subdivision of the McGavock City Park Lots, of record in Book 57, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 122, 123, 124, and 125 front together 200 feet on the easterly side of First Avenue North, formerly Front Street, and run back between parallel lines, with the northerly margin of Taylor Street, 174.8 feet to an alley.

BEING the same property conveyed to LB Development, LLC, a Tennessee limited liability company, by Deed from Brett Massey, an unmarried individual, of record in Instrument No. 20060301-0023926, Register's Office for Davidson County, Tennessee, and further conveyed to Lawrence Bros. LLC, a Tennessee limited liability company by Quitclaim Deed from LB Development, LLC, a Tennessee limited liability company of record in Instrument No. 20060908-0111620, said Register's Office.

TOGETHER WITH that portion of Alley No. 223 which adjoins said property and which was closed by Metropolitan Government of Nashville and Davidson County Council Bill No. 080-177.

THIS is unimproved property, known as 96 Taylor Street, Nashville, Tennessee 37208.

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, its successors and assigns, forever; and Grantor covenants with the said Grantees that it 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 on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representatives this 24 day of April, 2008.

LAWRENCE BROS., LLC.
a Tennessee limited liability company

By:_____
Harry Lawrence, Chief Managing Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Harry Lawrence with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Managing Officer of Lawrence Bros., LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Chief Managing Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Chief Managing Officer for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 24 day of April 2008.

Jennifer L. Johnson
Notary Public
My commission expires: 3/7/2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me this
24 day of April 2008.

Notary Public

My commission expires 3/7/2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2008 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 57, Page 101, Register's Office for Davidson County, Tennessee.

(c) Subject to any possible easements retained in the Metropolitan Government of Nashville and Davidson County Council Bill No. 080-177.