RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Return to Box 51B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This Instrument Prepared By:
Edwin S. Pyle, Esq.
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

The actual consideration for this transfer or value, whichever is greater, is $699,900.00.

The Estate of Thomas C. Nance,
X Jared T. Nance, Adm.
Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2008.

Notary Public

My Commission expires: 12-6-08

Davidson County DEEDWARR
Recvd: 05/06/08 11:10 4 pgs
Fees:23.00 Taxes:2589.63
20080506-0046610

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Rainy Day Reserve, LLC **1223 17th Avenue South** **Nashville, Tennessee 37212**	**SAME**	**093-11-0-194.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JARED T. NANCE, ADMINISTRATOR OF THE ESTATE OF THOMAS C. NANCE, DECEASED,** hereinafter the "Grantor", has bargained and sold and does hereby transfer and convey unto **RAINY DAY RESERVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter the "Grantee", its successors and assigns, a certain tract of land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference, the "Property". This is improved property known as 30 Middleton Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantees that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same pursuant to that Order Approving Sale of Real Estate filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) dated March 31, 2008, Docket Number 06P-1572, and subject to (1) real estate taxes for 2008 (which have been prorated and assumed by Grantee); (2) Reciprocal Easement Agreement of record in Book 7286, page 320, Register's Office for Davidson County, Tennessee; (3) all matters shown on the Plan of record in Plat Book 21, page 73, and in Plat Book 6200, page 841, Register's Office for Davidson County, Tennessee; and (4) subject to all existing building restrictions and/or zoning ordinances and all easements, limitations, and other matters as may appear of record, including facts which would be disclosed by a comprehensive survey of the Property.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of May, 2008.

GRANTOR:

The Estate of Thomas C. Nance,

X Jared T. Nance, adm. Date: 05/02/2008

Jared T. Nance, Administrator of the
Estate of Thomas C. Nance, Deceased

STATE OF TENNESSEE)
) ss.
COUNTY OF Hamblen)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jared T. Nance, 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 Administrator of the Estate of Thomas C. Nance, deceased, the within named bargainor, and that he as such Administrator executed the foregoing instrument for the purposes therein contained, by personally signing his name as Administrator of such estate.

Witness my hand and official seal at office, this 2nd day of May, 2008.

Notary Public, State of Tennessee

My commission expires: 12-6-08

EXHIBIT A
(Property Description)

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resub of Lots 55, 56, 57 & 58 of Rutledge's Addition Plat Book 21, page 73, and of record in Plat Book 6200, page 841, Register's Office for said County.

Said Lot No. 1 fronts 105.00 feet on the northerly margin of Middleton Street and extends back between parallel lines 150.00 feet to an alley in the rear.

Being the same property conveyed to Thomas C. Nance by deed from 30 Middleton Group, Ltd., a Tennessee limited partnership, of record in Book 8210, Page 795, and being further conveyed to Thomas C. Nance by Quitclaim Deed from Julia L. Nance of record in Instrument Number 20031125-0171918, Register's Office for Davidson County, Tennessee pursuant to Final Decree entered in the Fourth Circuit Court for Davidson County, Tennessee, of record in Instrument Number 20031119-0168830, Register's Office for Davidson County, Tennessee. The said Thomas C. Nance having since died on September 18, 2006.