This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Keith Jorgensen, Trustee
18682 Beach Blvd.
Huntington Beach, CA 92648

SEND TAX BILL TO:
Owner

Davidson County DEEDWARR
Recvd: 06/09/08 13:40 3 pg
Fees:18.00 Taxes:3792.50

20080609-0059096

MAP	**43-13**
GROUP	
PARCEL	**12**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **1222 Sussex, LLC, a California limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Keith Jorgensen and Kini Jorgensen, Trustees of the Jorgensen Family Trust dated June 30, 2000**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

Being the same property conveyed to 1222 Sussex, LLC, a California limited liability company, by deed from Jerry Harlan and wife Wanda Harlan of record in Instr. 20080506-0046587, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **265 Old Hickory Blvd., Madison, Tennessee 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, , forever, and, GRANTOR does covenant 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 warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this **the 2nd** day of **June, 2008.**

1222 Sussex, LLC, a California limited liability company

By: _____
Ben Brasier, Managing Member

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ben Brasier** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member of 1222 Sussex, LLC, a California limited liability company**, the within named bargainor, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of June, 2008.

_____
NOTARY PUBLIC

My Commission Expires: Jan 29 2009

ALYSON WATSON
Commission # 1548408
Notary Public - California
Orange County
My Comm. Expires Jan 29, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,027,000.00

_____
AFFIANT

Subscribed and sworn to before me on this 2nd day of June, 2008.

_____
NOTARY PUBLIC

My Commission Expires: 8-9-09

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Exhibit A

TRACT NO.1:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, October 5, 1950, as follows:

BEGINNING on the southerly margin of proposed Burrwood Avenue at a stone located 697 feet west of the westerly margin of Delaware Avenue; thence S 13 deg. W, 109.7 feet to a stake and post in the northeast corner of the property conveyed to Comer L. De Rossette and wife, by deed from C.H. Woodruff and wife, of record in Book 1629, page 57, said Register's Office; thence with said DeRossette's northerly line N 82 deg. 35' W, 184 feet and continuing in the same direction 111 feet, in all 295 feet to a stake; thence N 16 deg. 25' E, 179.3 feet to a stake in the southerly margin of said proposed Burrwood Avenue; thence with same S 83 deg. 10' E, 267 feet to the beginning, containing 0.93 of an acre, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM TRACT 1 is that property conveyed to the State of Tennessee by Judgment of the Third Circuit Court of Davidson County, Tennessee, recorded in Book 4156, page 984, Register's Office for Davidson County, Tennessee, and described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Lewis D. Justice, Surveyor, October 5, 1950.

BEGINNING at a point in the northwest corner of the property of C.L. DeRossette, being on the southerly margin of Duling Avenue, running easterly along said margin 127 feet, more or less, to a point; thence running southeasterly along said margin 145 feet, more or less, to a point on DeRossette's easterly property line; thence running S 12 deg. 44' W, 48 feet, more or less, along DeRossette's easterly property line to a point thence N 86 deg. W, 40 feet to a point; thence with a curve to the left having a radius of 1041.74 feet, an arc distance of 243 feet to a point on DeRossette's westerly property line; thence running northeasterly 105 feet, more or less, along DeRossette westerly property line back to the point of beginning, containing 0.47 acres, more or less.

TRACT NO.2:

LAND in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Old Hickory Boulevard, or Larkin Spring Road, 1326 feet east of the center line of Gallatin Road, as previously located, likewise being 185 feet east of the southeast corner of the Lot conveyed to Scruggs by deed of record in Book 1425, page 392, said Register's Office; thence northerly 331 feet, more or less, to a point; thence easterly 184 feet to a post in a fence line; thence S 20 deg. W, 351 feet to the north margin of Old Hickory Boulevard, or Larkin Springs Road; thence with the margin of the same, westerly 106 feet to the point of beginning.

Being the same property conveyed to 1222 Sussex, LLC by deed from Jerry Harlan and wife, Wanda Harlan in Document Number 20080506-0046587, Register's Office for Davidson County, Tennessee.