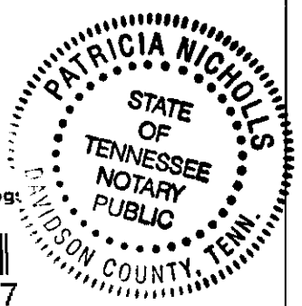
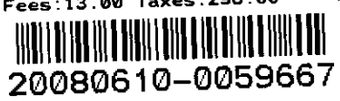
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/10/08 11:28 2 pgs
Fees:13.00 Taxes:296.00



20080610-0059667

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2008

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Green Street Partnership	NEW OWNER	Parcel ID:
154 & 156 Green Street		09316026300 &
Nashville, TN 37210		093160006200

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Chester F. Estes and wife, Christine L. Estes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Green Street Partnership

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel #09316026200
Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Homestead Block in the Hermitage Addition, of record in Plat Book 57, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 20 fronts 50 feet on the north side of Green Street and runs back northwardly and between parallel lines 150 feet to an alley.

Being the same property conveyed to Chester F. Estes, married, by deed from Arthur M. Young, unmarried, of record in Instrument 20011130-0131894, dated November 2, 2001, Register's Office for said County.

Parcel #09316026300
Land in Davidson County, Tennessee, being the easterly half of Lot No. 19 on the Plan of Homestead Block in the Hermitage Addition to Nashville, of record in Plat Book 57, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said part of Lot No. 19 fronts 35 feet on the northerly side of Green Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Chester F. Estes, married, by deed from Arthur Young, George C. Wilson, and Quasim Khabir, all unmarried, of record in Instrument 20011130-0131898, dated November 2, 2001, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 76, said Register's Office.

The said Christine L. Estes joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 154 & 156 Green Street, Nashville, TN 37210

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 9th day of June, 2008.

Chester F. Estes

Christine L. Estes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chester F. Estes and Christine L. Estes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2008.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.