THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: The Baskin Company, LLC, Grantors
TO: Christy W. Ivey, Trustee, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Christy W. Ivey, Trustee 3819 Whitland Avenue Nashville, TN 37205	SAME	103-16-0-100.00

Davidson County DEEDWARR
Recvd: 06/30/08 14:07 3 pgs
Fees:18.00 Taxes:5829.30
20080630-0067276

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $1,575,486.00.

Affiant

Subscribed and sworn to before me this the 26th day of June, 2008.

My commission expires: 3-20-2010

NOTARY PUBLIC

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **The Baskin Company, LLC**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Christy W. Ivey, Trustee**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

FOR AND IN CONSIDERATION of the sum of **$1,575,486.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Baskin Company, LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christy W. Ivey, Trustee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING the easterly 40 feet of Lot No. 3, and the westerly 45 feet of Lot No. 2, of Block E, on the Map of Whitland Realty Company's Subdivision as of record in Book 332, Page 141, Register's Office, Davidson County, Tennessee.

SAID easterly 40 feet of Lot No. 3, and westerly 45 feet of Lot No. 2 front together 85 feet on the South side of Whitland Avenue, formerly Bowling Avenue, and run back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to The Baskin Company, LLC by Special Warranty Deed from the Estate of D. Cliffe Stone, Jr., dated June 15, 2007 and recorded on June 21, 2007 of record in Document No. 20070621-0074476 Register's Office for Davidson County, Tennessee and also being the same property devised to D. Cliffe Stone, Jr. by will of Mrs. Cliffe D. Stone, a.k.a. Bessie K. Stone, said Will being of record in Will Book 96, Page 426, Probate Court for Davidson County, TN. Being the same property conveyed to Bessie Kane Stone, a.k.a. Elizabeth Kane Stone, a.k.a. Mrs. Cliffe D. Stone, by Deed dated September 16, 1924 and recorded in Book 644, Page 706, Register's Office, Davidson County, TN. Said Cliffe D. Stone, Jr. is deceased and his Will probated as Docket No. 07P-269, Seventh Circuit Court for Davidson County, TN, instructs and authorizes the Executor of his estate to sell the subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan of record in Book 332, Page 141 said Register's Office; Restrictive Covenant for Detached Structure to the Metropolitan Government of Nashville and Davidson County, of record in Document No. 20071107-0131357, said Register's Office.

This is improved property, known as: 3819 Whitland Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right

to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 26th day of June, 2008.

"GRANTORS"
The Baskin Company, LLC

By: Sadie Baskin
Sadie Baskin, Secretary

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sadie Baskin with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged herself to be the Secretary of The Baskin Company, LLC, a limited liability company, and that as such Secretary being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

WITNESS my hand and official seal at Brentwood, Tennessee this 26th day of June, 2008.

My commission expires: 5/8/2012

Notary Public

{Seal}

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.