This Instrument prepared by
and after recording return to:
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 07/07/08 14:56 4 pg
Fees:23.00 Taxes:3237.50
20080707-0069898

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Lana Robb and Jon Robb **4004 Granny White Pike** **Nashville, Tennessee 37204**	**(Same)**	**Map 093** **Parcel 021.00**

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

Know all men by these presents that, **Song W. Wong and wife, Sue Wong** (hereinafter the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Copper Kettle, Inc., a Tennessee corporation** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

See Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property commonly known as: **94 Peabody Street, Nashville (Davidson County), Tennessee 37210**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes for 2008 that are not delinquent, any matters shown on any applicable plat and all matters shown on that certain survey prepared by Volunteer Land Surveying Services, Phillip E. Holmes, R.L.S. No. 1728, dated May 16, 2008, File No. 08075.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantors, for themselves and their successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantors as of the 17 day of June, 2008.

Song W. Wong

Sue Wong

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Song W. Wong**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of June, 2008.

Notary Public
My commission expires: _____

STATE OF CALIFORNIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Sue Wong**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of June, 2008.

Notary Public
My commission expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $875,000.00.

Affiant

Sworn to and subscribed before me this
25th day of June, 2008.

Notary Public
My Commission Expires:

KIMBERLY R. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

ACKNOWLEDGMENT

State of California
County of San Diego } ss.

On June 17th, 2008 before me, Nathan Atwood,
Notary Public, personally appeared Song Wa Wong and Sue Wong,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

OFFICIAL SEAL
NATHAN ATWOOD
NOTARY PUBLIC-CALIFORNIA
COMM. NO. 1787102
SAN DIEGO COUNTY
MY COMM. EXP. DEC. 27, 2011

Signature

(seal)

OPTIONAL INFORMATION

Date of Document: N/A

Type or Title of Document: Special Warranty Deed

Number of Pages in Document: 2

Document in a Foreign Language: No

Thumbprint of Signer

☑ Check here if no thumbprint or fingerprint is available.

Type of Satisfactory Evidence:
___ Personally Known with Paper Identification
_X_ Paper Identification
___ Credible Witness(es)

Capacity of Signer:
___ Trustee
___ Power of Attorney
___ CEO / CFO / COO
___ President / Vice-President / Secretary / Treasurer
___ Other: _____

(2 signers)

Other Information: _____

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EXHIBIT A

Tract #1: Land in Davidson County, Tennessee, being part of Lot No. 29 on the Second Plan of Davidson Academy Lots, called "Out Lots" not of record, described according to a survey made by John M. Sullivan, County Surveyor, April 13, 1946, as follows:

Beginning on the northerly margin of Peabody Street at a point 42 feet east of the easterly margin of First Avenue South, the southeast corner of the property conveyed to Frank C. Crowder by deed from C.E. Hickerson and wife, of record in Book 1389, page 295, Register's Office for said County, thence with the northerly margin of said street, eastwardly 100 feet 7 inches to an iron pin on the southwesterly margin of Hermitage Avenue; thence with said Avenue, northwestwardly 77 feet 4 inches, to an old iron pin in the southerly line of the Ross V. Dunn, Trustee, property; thence with said line westwardly 56 feet 7 inches to the northeast corner of said Crowder property; thence with the easterly line of same, southwardly 63 feet 6 inches to the beginning,

Tract #2: Land in Davidson County, Tennessee, being part of Lot No. 29 on the unrecorded map of the Second Plan of the Academy Lots at Nashville, Davidson County, Tennessee described according to a copy of a survey thereof made by Lewis P. Justice, Surveyor, July 20, 1944, as follows:

Beginning at the present southwest intersection of Hermitage Avenue as extended and located by City Ordinance No. 620 at First Avenue South at a cross on the sidewalk; thence with the west line of Hermitage Avenue, southeasterly 107.16 feet, more or less, to an iron pin which is 77.64 feet northwest from the northwest corner of Hermitage Avenue and Peabody Street, thence westerly 98.4 feet more or less, to an iron pin in the easterly margin of First Avenue South, being 63.5 feet north of the northeast corner of First Avenue South and Peabody Street; thence northerly, along the easterly margin of First Avenue South, 87.6 feet more or less, to an iron pin, thence easterly 38.3 feet more or less, to the point of beginning.

Tract #3: Being Lot No. 29 on the second plan of Davidson Academy Lots, called "Out Lots," not of record, described as follows:

Beginning at the northeast corner of First Avenue South and Peabody Streets, thence easterly along the northerly margin of Peabody Street 42 feet to a point; thence northerly between parallel lines to the southerly line of the Ross V. Dunn, Trustee, property and borders on the said Dunn property 42 feet.

Said property having a frontage of 42 feet on Peabody Street and 42 feet on the Dunn property and being the westerly 42 feet of the property sold to C.E. Hickerson by deed from James R. Sullivan of record in Book 1389, page 279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SONG W. WONG and wife, SUE WONG, by deed from THE ROBERT MINTON COMPANY, INC., of record as Book 6618, page 950, dated July 31, 1985, said Register's Office.