THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

Affiant

Sworn to and subscribed before me this 15th day of July, 2008.

Notary Public

My Commission Expires: My Commission Expires JUNE 12, 2011

BEBIE RUBENSTEIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TENN.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Green Island Investment, LLC, a Tennessee Limited Liability Company	400 Lafayette Street	Owner	Map 093 15 0
1106 Arbor Run Place	Nashville, TN 37203		Parcel 007.00
Brentwood, TN 37027			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty-Five Thousand and 00/100 Dollars ($55,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **BETINA HESTER, TRUSTEE UNDER THE EUGENE HESTER TRUST** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **GREEN ISLAND INVESTMENT, LLC, a Tennessee Limited Liability Company** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

This is the property commonly known as 400 Lafayette Street, Nashville, Tennessee.

TRACT 1: Land in Davidson County, Tennessee, being in the northerly 80-1/2 feet of Lot No. 46 on the Plan of Barrow Grove as of record in Book "S", page 279, Register's Office of said County. Said part of Lot No. 46 fronts 80-1/2 feet on the westerly side of 4th Avenue, south, formerly Cherry Street, and runs back, between parallel lines with the southerly margin of Ash Street, 165 feet to an alley.

TRACT 2: Land in Davidson County, Tennessee, described as follows: Beginning at the intersection of the north margin of Lafayette Street extension and the easterly margin of the lot or tract of land owned by Frank St. Charles, said intersection being 105 feet more or less, east of Ash Street, thence in a northeasterly direction with the east margin of the St. Charles Lot 30 feet more or less to a point on the right of way line of the Lafayette Street extension, said point being 2 feet more or less west of the west line of 4th Avenue, south; thence in an easterly, southerly and westerly direction on a line of curvature to the right on a 16 foot radius 37 feet more or less to the point of beginning; being a part of Parcel No. 59 property acquired by condemnation in the Third Circuit Court, Davidson County, Tennessee, in the case of City of Nashville v. African Methodist Episcopal School Union, et al, as it appears upon the plans of he State of Tennessee, Department of Highways and Public Works, Bureau of Engineering, **designated S.N. Federal Aid Project No. 56 "D" (1) sheet number 6, on file in the office of the City Engineer.**

BEING the same property conveyed to Eugene Hester Trust, Betina Hester Trustee, by Executor's Deed notarized on November 9, 2001 as directed by the Last Will and Testament of Eugene Nelson Hester of record in Will Book 160, Page 378, Probate Clerk's Office for Davidson County, Tennessee, of record in Instrument No. 20011109-0123443, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/16/08 10:42 2 pgs
Fees:13.00 Taxes:203.50
20080716-0072730

The property is subject to those matters set forth on the Plan of record in Book S, Page 279, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2008 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 15 day of July, 2008.

THE EUGENE HESTER TRUST

By: Betina Hester, trustee
BETINA HESTER, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, a Notary Public, **Betina Hester,** with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained and who further acknowledged that she is **Trustee under The Eugene Hester Trust** and is authorized to execute this instrument on behalf of **The Eugene Hester Trust**.

Witness my hand at office this 15 day of July 2008.

Notary Public

My Commission Expires:

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009