Davidson County DEEDWARR
Recvd: 08/18/08 08:08 3 pgs
Fees:18.00 Taxes:3977.50
20080818-0084233

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street
Suite 1230
Nashville, Tennessee 37238

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
DPB&C, LLC 1310 Sixth Avenue North Nashville, TN 37208	**SAME**	**Map** 82-09 **Parcel No.** 58.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Adam S. Ryan**, (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **DPB&C, LLC** (herein referred to as "Grantee"), its successors and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of McGavock's Homestead Addition, as of record in Plat Book 57, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to The Jewel Dean Company, LLC, a Tennessee limited liability company by deed from Loyd F. Potts and wife, Janie Carol Potts, of record in Instrument No. 20040212-0017008, Register's Office for Davidson County, Tennessee. The Jewel Dean Company, LLC further conveyed said property to Adam S. Ryan by deed of record as Instrument No. 20060419-0044777, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantor covenants with the Grantee that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2008 real estate taxes, which are prorated.

Grantor further covenants with the Grantee and binds himself, his heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 13th day of August, 2008.

GRANTOR:

Adam S. Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,075,000.00.

AFFIANT

Subscribed and sworn to before me, 13th day of August, 2008.

NOTARY PUBLIC

My Commission Expires:

9.20.08

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2009

This is improved property known as 1310 6th Ave. N, Nashville, TN 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Adam S. Ryan, 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.

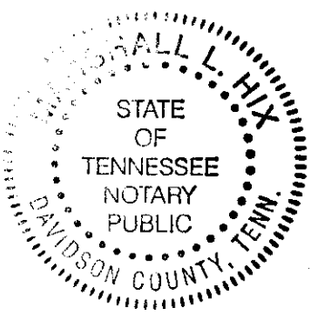
Witness my hand and official seal, this the 13th day of August, 2008.

Notary Public

My Commission Expires:

9-20-08

(SEAL)



My Commission Expires SEPT. 20, 2008