[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
JCL2501, LLC, A Tennessee Limited Liability Company	New Owner	Map 104-15
		Parcel 404

This instrument prepared by: Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 231, Nashville, Tennessee 37205

Davidson County DEEDWARR
Recvd: 08/22/08 08:20 2 pgs
Fees:13.00 Taxes:8140.00

20080822-0086252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lon F. Raby** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JCL2501, LLC, a Tennessee Limited Liability Company** (The "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

LAND in the Eighteenth Councilmanic District of Nashville, Davidson County, Tennessee, being the northerly part of Lot 53 on the Plan of Belair, recorded in Book 332, page 6, Register's Office for said County and more particularly described as follows:

Beginning at the intersection of the southerly right of way of Westwood Avenue and the westerly right of way of 21st Avenue South; thence along the right of way of 21st Avenue South S 33 degrees 33' 06" W, 116.64 feet to an iron pin; thence leaving said 21st Avenue South N 86 degrees 24' 23" W, 232.54 feet to an iron pin in the easterly right of way of an alley; thence with said alley N 4 degrees 02' 22" E, 101.06 feet to an iron pin in the southerly right of way of Westwood Avenue; thence along said Westwood Avenue S 86 degrees 24' 23" E, 290.0 feet to the point of beginning and containing 0.606 acre, more or less, according to a survey dated August 7, 2008 by Patrick S. Coode, Tennessee Registered Land Surveyor, #855.

Being the same property conveyed to Lon F. Raby, by Warranty Deed from Louise Hardison McCoy and Ernest K. Jardison, Jr. dated December 19, 1972, of record in Book 4666, page 416, and being further conveyed to Lon R. Raby, by Quitclaim Deed from Ruby Nell Irwin Raby, dated October 24, 1986, of record in Book 7038, page 236, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. County taxes for the year 2008 and subsequent years, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELAIR, as recorded in Plat Book 332, page 6.

This is improved property commonly known as 2501 21st Avenue South, Nashville, Tennessee 37212.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $2,200,000.00.

Affiant

Subscribed and sworn to before me this 21ST day of AUGUST, 2008.

Notary Public

My Commission Expires: 7/3/12

JOSEPH V. FERRELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21ST day of AUGUST 2008.

LON F. RABY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared LON F. RABY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21ST day of August, 2008.

Notary Public

My Commission Expires: 7/3/12

JOSEPH V. FERRELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY