THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 21547-6
Davidson Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Kenneth Koch 5560 Hearthstone Lane Brentwood, TN 37027	New Owner	Map 71-3 Parcel 168

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, PLUM STREET INVESTORS, a Tennessee joint venture composed of James P. Brakefield, William H. Hawkins, James M. Woodard, and John Powell Lowe, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KENNETH KOCH, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the Plum Street Property, of record in Instrument Number 20060425-0047024, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the property conveyed to Plum Street Investors, a Tennessee joint venture composed of William H. Hawkins, James M. Woodard, James P. Brakefield, and John Powell Lowe by Deed from J.E. Weatherford, Jr. and Kenneth L. Weatherford, of record in Instrument Number 20051019-0125810, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 2520 Plum Street, Nashville, Tennessee 37207.

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, his heirs 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 the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 08/22/08 08:42 3 pgs
Fees:18.00 Taxes:2072.00
20080822-0086328

IN WITNESS WHEREOF, the Grantor has executed this instrument this 21 day of August 2008.

PLUM STREET INVESTORS
a Tennessee joint venture

By: _____
James P. Brakefield, Managing Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared James P. Brakefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Joint Venturer of Plum Street Investors, a Tennessee joint venture, and who further acknowledged that he, as such Managing Joint Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Managing Joint Venture for the said joint venture.

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

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $560,000.00

_____
Affiant

Subscribed and sworn to before me this
21 day of August 2008.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public
My commission expires 3/7/2011

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2008 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Instrument Number 20060425-0047024, Register's Office for Davidson County, Tennessee.

(c) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4822, Page 779, said Register's Office.

(d) Street Dedication Deed of record in Book 3707, Page 33, said Register's Office.

(e) Matters as shown on the ALTA/ACSM Land Title Survey of Tax Map 71-3, Parcel 168, Lot 1, Final Plat of the Plum Street Property, prepared by Cherry Land Surveying, Inc., 622 West Iris, Nashville, TN 37204, R. Scot Cherry, TN Registered No. 1512, dated August 7, 2008, as Job No. 08176 BB.