Davidson County DEEDWARR
Recvd: 09/04/08 09:56 2 pg
Fees:13.00 Taxes:333.00

20080904-0090653

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-080800431

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
28th day of August, 2008.

Notary Public

MY COMMISSION EXPIRES:

C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WOODBRIDGE HOLDINGS, LLC 2994 Rice Street St. Paul, MN 55113	SAME	083-13-0-069.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EAST EGG VENTURES, LLC, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WOODBRIDGE HOLDINGS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Spring Park Subdivision, as of record in Plat Book 57, page 134, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to East Egg Ventures, LLC by Warranty Deed from William J. Riggle, an unmarried man, dated 6-30-06 and recorded 7-11-06 in Instrument Number 20060711-0082920, also being the same property conveyed to William J. Riggle, unmarried by Quitclaim Deed from Damon Brian Baldwin, unmarried, dated 01-09-02 and recorded 01/23/02 in Instrument No. 20020123-0009416 and re-recorded on 06-26-03 in Instrument No. 20030626-0088387, also being the same property conveyed to William J. Riggle and Damon Brian Baldwin, both unmarried, as tenants in common with right of survivorship, by Warranty Deed from James Norman McDonald, Jr., dated 10-28-94 and recorded 11-2-94 in Book 9508, page 941, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property known as **1307 Fatherland Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; except for matters that appear of record and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of August, 2008.

EAST EGG VENTURES, LLC

BY: MYLES A. CRAWFORD, SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this 28th day of August, 2008.

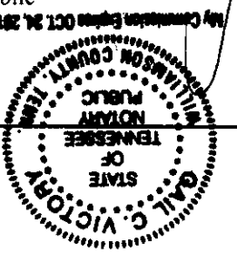
Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Myles A. Crawford with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary of EAST EGG VENTURES, LLC the within named bargainor, and corporation, and that he as such Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Myles A. Crawford as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of August, 2008.

Commission Expires:_____ _____
Notary Public



STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2008, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2008.

Commission Expires:_____ _____
Notary Public