[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Groveland Investment Group and Daniel C. Stephen	New Owner	Map/Parcel -
1507 16th Avenue north		10408032800
Nashville, TN 37212		13299 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

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 **135 2nd Avenue North, LLC a Tennessee limited liability company** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Groveland Investment Group and Daniel C. Stephen** (The "Grantees"),their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 47 ON THE MAP OF O.B. HAYES' PLAN OF LARGE LOTS, AS OF RECORD IN BOOK 21, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 16TH AVENUE, SOUTH, AS NOW WIDENED, AND LOCATED 50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT NO. 47; RUNNING THENCE NORTHERLY 60 2/3 FEET TO A POINT; THENCE AT RIGHT ANGLES WESTERLY 156 FEET MORE OR LESS TO THE EASTERLY MARGIN OF AN ALLEY, AT A POINT 552.9 FEET SOUTH OF THE SOUTHERLY MARGIN OF WESTON AVENUE; THENCE WITH THE MARGIN OF SAID ALLEY, 60 2/3 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF SAID LOT NO. 47, 156 FEET MORE OR LESS TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO 135 2ND AVENUE NORTH, LLC, BY WARRANTY DEED FROM GEORGE W. WALLACE, RECORDED FEBRUARY 19, 2008 IN INSTRUMENT NO. 20080219-0015676, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following:

1. Taxes for the year 2008, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF O.B. HAYES' PLAN OF LARGE LOTS, as recorded in Plat Book 21, Page(s) 87, said Register's Office.

This is improved property commonly known as: 1507 16th Avenue North, Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 09/05/08 13:35 2 pgs
Fees:13.00 Taxes:4329.00

20080905-0091204

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,170,000.00

Affiant

Subscribed and sworn to before me this _____ day of September, 2008.

TERRI D JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

My Commission Expires:

Notary Public

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

And Grantor does covenant with the said Grantees 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, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 4th day of September, 2008.

135 2nd Avenue North, LLC

By: Ronnie Paul McCulloch

Ronnie Paul McCulloch

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ronnie Paul McCulloch with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of 135 2nd Avenue North, LLC, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of September, 2008.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES.
September 19, 2009