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

Davidson County DEEDWARR
Recvd: 09/05/08 14:44 5 pgs
Fees:28.00 Taxes:3126.50
20080905-0091310

File No. 21470-6

ADDRESS NEW OWNER AS FOLLOWS:
Piece of the Pie, A Registered
Limited Liability Partnership
2028 Harvington Dr
Franklin, TN
37096

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Map 092-16
Parcels 130 and 131

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, MICHAEL R. ANDERSON, as to an undivided fifty (50%) percent interest and JAMES E. ANDERSON, as to an undivided fifty (50%) percent interest, as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PIECE OF THE PIE, A REGISTERED LIMITED LIABILITY PARTNERSHIP a Tennessee limited liability partnership, hereinafter called the Grantee, their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Being part of Lot No. 146 shown on the map of John H. Williams Subdivision of the Boyd Home Tract, as of record in Book 57, page 154, Register's Office for said County, and described as follows:

BEGINNING at a point on the easterly side of Lyle Avenue, 42 feet south of the southwest corner of Lot 15 as shown on said plan; thence easterly parallel to the south line of Lot 15, 118 feet to a point at the west margin of a 12 foot alley; thence along the margin of said alley southerly 56.6 feet to a point 41.3 feet north of the north margin of a 12 foot alley; thence westerly parallel to the first above mentioned line, 118 feet to the easterly margin of Lyle Avenue; thence with said Avenue northerly 56.6 feet to the beginning.

Tract 2:
Being part of Lot No. 146 shown on the map of John H. Williams Subdivision of the Boyd Home Tract, as of record in Book 57, page 154, Register's Office for said County, and described as follows:

BEGINNING at a point on the easterly margin of Lyle Avenue, 160 feet north of the northeast corner of said Avenue and Broadway; thence with said Avenue northerly 66.9 feet; thence at right angles to said Avenue easterly 118 feet to the westerly margin of an alley; thence with said alley, southerly 41.3 feet to a turn in said alley; thence with the northerly margin of said alley, westerly 120.5 feet to the beginning.

BEING the same property conveyed to Michael Ray Anderson by Deed from James T. Wall and Catherine Mountcastle, divorced, of record in Book 8477, Page 735, Register's Office for Davidson County, Tennessee and further conveyed to Michael Ray Anderson, as to an undivided fifty (50%) percent interest, and James E. Anderson, as to an undivided fifty (50%) percent interest, as tenants in common, by Quitclaim Deed of record in Instrument Number 20080825-0087374, said Register's Office.

This is improved property known as 114 & 118 Lyle Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors executes this instrument this 25th day of August 2008.

Michael R. Anderson

Michael R. Anderson

James E. Anderson

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R.Anderson, the bargainor, 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 at PALM HARBOR, Florida, this 25th day of August 2008

Notary Public State of Florida
Gardner Wetenhall
My Commission DD410049
Expires 05/13/2009

Gardner Wetenhall
NOTARY PUBLIC
My Commission Expires: 5/13/2009

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E.Anderson, the bargainor, 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 at Knoxville, Tennessee, this _____ day of August 2008

NOTARY PUBLIC
My Commission Expires:_____

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors execute this instrument this 28 day of August 2008.

Michael R. Anderson

James E. Anderson

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael R.Anderson, the bargainor, 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 at _____, Florida, this _____ day of August 2008

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E.Anderson, the bargainor, 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 at Knoxville, Tennessee, this 28 day of August 2008

LAURA E. STRANGE
STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

NOTARY PUBLIC
My Commission Expires: April 10, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $845,000.00

Affiant

Subscribed and sworn to before me this
29th day of August 2008

Notary Public
My commission expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

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 Book 57, Page 154, Register's Office for Davidson County, Tennessee.