Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/11/08 10:44 4 pgs
Fees:23.00 Taxes:4440.00

20080911-0093003

02-0807-46162

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

X _____
Affiant

Subscribed and sworn to before me, this 8th day of September, 2008.

STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public
My Commission expires: My Commission E 10/22/2011

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Watts Investment Corp.	Watts Investment Corp.	142-00-0-214.00
222-224 Old Hickory Blvd.	2310 Sterling Road	
Nashville TN 37211	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Harold E. Crye, Trustee for the Harold E. Crye Living Trust Dated 1/16/95, with full power to transfer, sell and convey without the joinder of any beneficiary, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Watts Investment Corp., hereinafter called the Grantees, their successors 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 Lot No. 2, being further described in attached exhibit A.

Being the same property conveyed to Harold E. Crye, Trustee for the Harold E. Crye Living Trust Dated 1/16/95 by deed from Belle Forest Associates I, LLC, a TN Limited Liability Company, dated June 30, 2000, recorded July 5, 2000, of record in Instrument No. 20000705-0066337, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters ~~of record, including all items set out on any applicable plat of record~~ as set forth on Exhibit B, attached hereto.

This property is improved property known as 222-224 Old Hickory Blvd., Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 2nd day of September, 2008.

Harold E. Crye, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Harold E. Crye, Trustee for the Harold E. Crye Living Trust Dated 1/16/95, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 2nd day of September, 2008.

State of Tennessee at Large

J. ANDREW [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON

My Commission expires
1/23/10

EXHIBIT A

HC8228 HAROLD CRYE TRUSTEE
0.84 ACRES

BEING AND LYING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LYING EAST OF OLD HICKORY BLVD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL IN THE EAST MARGIN OF OLD HICKORY BLVD; SAID P.K. NAIL BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF KINFOLK REALTY COMPANY AS RECORDED IN DEED BOOK 7847, PAGE 337; THENCE WITH KINFOLK REALTY COMPANY SOUTH 63 DEGREES 40 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 243.95 FEET TO AN IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE SOUTH EAST CORNER OF KINFOLK REALTY COMPANY, AND THE WEST BOUNDARY OF NASHVILLE HIGHLANDS, LLC. AS RECORDED IN DEED BOOK 7755, PAGE 45; THENCE SOUTH 31 DEGREES 41 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 89.93 FEET TO AN IRON PIN SET; SAID IRON PIN SET BEING THE NORTHEAST CORNER OF BELLE FOREST PROPERTIES, AS RECORDED IN DEED BOOK 7951, PAGE 196; THENCE WITH BELLE FOREST PROPERTIES SOUTH 64 DEGREES 40 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 96.67 FEET TO AN IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED AND BEING THE NORTHEAST CORNER OF WM H. AND MARTHA MINNECI, TRS. AS RECORDED IN DEED BOOK 7929, PAGE 928; THENCE WITH MINNECI, TRS. NORTH 63 DEGREES 51 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 169.34 FEET TO A P.K. NAIL IN THE EAST MARGIN OF SAID ROAD; SAID P.K. NAIL BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED AND BEING THE NORTHWEST CORNER OF MINNECI; THENCE WITH MARGIN OF SAID ROAD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 1392.63 FEET AND A LENGTH OF 45.05 FEET AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 29 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 45.05 FEET TO A POINT; THENCE NORTH 25 DEGREES 10 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 121.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.84 ACRES AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, AUGUST 28, 2008.

THE ABOVE TRACT IS SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT AND REAR LOT LINES, TO A 10 FOOT INGRESS-EGRESS EASEMENT AS RECORDED IN BOOK 5190, PAGE 61, AND IS SUBJECT TO A 25 FOOT COMMON EGRESS EASEMENT AS RECORDED IN BOOK 8404, PAGE 811, TO A 20 FOOT SEWER EASEMENT AS RECORDED IN BOOK 8019, PAGE 432, AND ALSO AN INGRESS-EGRESS EASEMENT AS RECORDED IN BOOK 8339, PAGE 344, AND IS SUBJECT TO ANY AND ALL OTHER EASEMENTS, R.O.W.'S, OR RESTRICTIONS THAT MAY BE OF RECORD IN THE REGISTER'S OFFICE

File No.: 2008-240

EXHIBIT B

Real estate taxes for 2008 and subsequent years, which are a lien not yet payable.

If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statue. We assume no liability for taxes assessed by correction pursuant to the provision of T.C.A. 67-5-603, et seq.

Subject to the easements as set out on the plan of record in Book 5190, page 61, as amended in Book 5582, page 432, Book 8839, page 344, re-recorded in Book 8404, page 811, and Book 9139, page 119, said Register's Office

Right of way deed to the State of Tennessee for the widening of Old Hickory Boulevard as set out in Book 7874, page 749, said Register's Office.

Subject to sewer line easement as set out in Book 8019, page156, said Register's Office, as shown on the boundary survey prepared by Kenneth Carroll, Tenn. Reg. No. 1335, of Carroll Land Surveying dated 8/28/08.

Lease Agreement executed by and between First City Bank, Lessor to Belle Place Cleaners Acquisition, Inc. Lessee, of record in Book 9512, page 602, said Register's Office.

Subject to the rights of tenants, as tenants only, pursuant to the unrecorded lease set forth: 224 Old Hickory Blvd. #102 is Mary Norwroozi and Sudi Azhdarl, Tenants, and 224 Old Hickory Blvd., #103 is Sinead Lawless-Huff, Tenants.

Subject to all easements as referenced on the above boundary survey prepared by Kenneth Carroll, TRLS #1335, dated 8/28/08, which indicates the concrete pad encroachment located on the northeast corner of the property and a chain link fence encroaches on the southeast property line.