First American Title Insurance Company

315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 09/26/08 15:01 4 pgs
Fees:23.00 Taxes:3330.00

20080926-0098093

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Jodean King
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 25th DAY OF September, 2008.

Dorothy S. Potts
NOTARY PUBLIC

DOROTHY S. POTTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission
expires: My Commission Expires AUG. 23, 2011

THIS INSTRUMENT PREPARED BY:

William L. Rosenberg, 315 Deaderick Street Suite 2055, Nashville, TN 37238

NAME ADDRESS

NAME & ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
East Iris, LLC	Same	118-11-106.00
(NAME) 1105 N. Market St. Ste 200	(NAME)	
(ADDRESS) Wilmington, DE 19801-1276	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Dianna L. Maher, a unmarried woman, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

East Iris, LLC, a Tennessee limited liability company, hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto for legal description.

This is improved (xx) property, known as
437 East Iris Drive, Nashville, Tennessee 37204
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 25 day of September, 2008.

Dianna L. Maher
Dianna L. Maher

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and official seal at office this 25th day of September, 2008.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

My Commission expires:

lic

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT #11 OF RE-SUBDIVISION OF LOTS 11, 12 & 13, BERRY HILL GARDENS, AS OF RECORD IN INSTRUMENT NO. 20041210-0147345, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, ACCORDING TO A SURVEY BY CALDWELL ENGINEERING AND SURVEYING:

BEGINNING AT AN IRON PIN IN SOUTHERLY RIGHT-OF-WAY OF EAST IRIS DRIVE, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF HURT AS OF RECORD IN BOOK 6027, PAGE 936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE EAST IRIS DRIVE S 71° 07'59" E 27.22 FEET TO AN IRON PIN BEING THE POINT OF A CURVE, HAVING A RADIUS OF 383.27 FEET, A CENTRAL ANGLE OF 6° 10' 43", AND A CHORD OF 41.31 FEET, BEARING S 67° 55' 04" E; THENCE ALONG SAID CURVE 41.33 FEET TO AN IRON PIN, BEING THE NORTHWEST CORNER OF LOT #12; THENCE WITH LOT #12 S 19° 26' 44" W 19.75 FEET TO AN IRON PIN; THENCE S 33° 33' 07" W 36.71 FEET TO AN IRON PIN; THENCE S 37° 21' 57" W 73.11 FEET TO AN IRON PIN; THENCE S 36° 02' 30" W 85.77 FEET TO AN IRON PIN IN THE BOUNDARY OF HUDSON AS OF RECORD IN BOOK 7611, PAGE 270, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH HUDSON N 60° 54' 23" W 40.00 FEET TO AN IRON PIN IN THE BOUNDARY OF CARMACK, AS OF RECORD IN INSTRUMENT NO. 20040428-0048116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH CARMACK N 24° 46' 05" E 60.16 FEET TO AN IRON PIN IN THE BOUNDARY OF MONTGOMERY-(LIVING TRUST) AS OF RECORD IN BOOK 10484, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH HURT; THENCE WITH HURT S 83° 37' 17" E 8.39 FEET TO AN IRON PIN; THENCE N 24° 47' 50" E 140.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.27 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DIANNA L. MAHER, A SINGLE PERSON, BY WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20060602-0065022, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B – Permitted Encumbrances

The property is subject to the following:

Taxes for the year 2008, not yet due and payable.

All matters as shown on plat of record in Instrument No. 20041210-0147345, Register's Office for Davidson County, Tennessee.