BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/08 12:59 2 pgs
Fees:13.00 Taxes:1387.50
20081002-0100236

G-VRE-08-542

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$375,000.00~~

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTINE L. HOUND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. Exp. 8/9/09

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D & J Properties of Tennessee, LLC	New Owner	
650 Wedgewood Ave. ~~542 & 546 Moore Ave., 532, 555, &546 Hamilton Ave.~~	(NAME)	105-7-290.00; 291.00;
(ADDRESS) Nashville, TN 37203	(ADDRESS)	217.00; 252.00;& 224.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we GEORGE N. DEGERBERG, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto D & J PROPERTIES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

unimproved ( )
This is improved (X) property, known as 542 & 546 Moore Ave., 532, 555, &546 Hamilton Ave., Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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; 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 GRANTEE(S), 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/our hand(s) this 30th day of September, 2008.

George N. Degerberg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George N. Degerberg, the within named bargainor, 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~~, this the 30th day of September, 2008.

Notary Public

My Commission Expires:

(SEAL)

CARLA MONFORTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Exhibit "A"

TRACT I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 OF MOORES SUBDIVISION, AS OF RECORD IN BOOK 137, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GEORGE DEGERGERG, MARRIED BY WARRANTY DEED FROM WILLIAM M. BROOKS, JR., EXECUTOR AND DEVISEE OF THE ESTATE OF VIRGINIA BROOKS PERRY RECORDED APRIL 2, 2008 IN INSTRUMENT NO. 20080402-0033058, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II: LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE EASTERLY ONE-HALF OF LOT NO. 13, MOORES SUBDIVISION AS OF RECORD IN BOOK 137, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO GEORGE DEGERBERG BY WARRANTY DEED FROM VIRGINIA BLAKE MOORE BROOKS RECORDED SEPTEMBER 12, 2003 IN INSTRUMENT NO. 20030912-0134333, REGISTER'S OFFICE FOR DAVIDSON COUNTY,
TENNESSEE.

TRACT III: LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE WESTERLY 50 FEET OF THE EASTERLY 100 FEET OF BLOCK 5 ON THE MAP OF HAMILTON'S SUBDIVISION OF RECORD IN MINUTE BOOK 1, PAGE 97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF. SAID PART OF BLOCK 5 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF HAMILTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 157 1/2 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GEORGE N. DEGERBERG, A MARRIED MAN BY WARRANTY DEED FROM VIRGINIA BROOKS PERRY RECORDED JANUARY 19, 2005 IN INSTRUMENT NO. 20050119-0006646, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT IV: A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING PART OF BLOCK 6 ON THE MAP OF HAMILTON'S SUBDIVISION, AS OF RECORD IN MINUTE BOOK 1, PAGE 97, COUNTY COURT FOR SAID COUNTY, BEING THE WESTERLY 49 FEET OF LOT NO. 25 AND THE EASTERLY
2 FEET OF LOT NO. 26, ON THE UNRECORDED SUBDIVISION OF SAID BLOCK 6, DESCRIBED ACCORDING TO A SURVEY MADE BY E. R. SOUTHGATE, SURVEYOR, JULY __, 1945 AS FOLLOWS: BEGINNING ON THE SOUTHERLY MARGIN OF HAMILTON STREET AT A POINT 169 FEET 3 INCHES EAST OF THE SOUTHEAST CORNER OF SAID STREET AND MARTIN STREET; THENCE WITH THE SOUTHERLY MARGIN OF HAMILTON STREET EASTWARDLY 51 FEET; THENCE SOUTHERLY MARGIN OF HAMILTON STREET EASTWARDLY 51 FEET; THENCE SOUTHERLY 167 FEET 6 INCHES TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY WESTWARDLY 51 FEET; THENCE NORTHWARDLY 167 FEET 6 INCHES TO THE BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO GEORGE DEGERBERG BY WARRANTY DEED FROM SHERRY STEWART, UNMARRIED AND WHITNEY M. LOYD AND HUSBAND, ANDREW PITTS RECORDED OCTOBER 23, 2003 IN INSTRUMENT NO. 20031023-0157098, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT V: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE UNRECORDED MAP OF THE SUBDIVISION OF BLOCK 5, ON THE MAP OF HAMILTON'S SUBDIVISION, OF RECORD IN MINUTE BOOK 1, PAGE 97, CHANCERY COURT AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 4 FRONTS 50 FEET ON THE NORTHERLY SIDE OF HAMILTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL TO AND 400 FEET WEST OF PILLOW STREET, 167.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GEORGE DEGERBERG, A MARRIED MAN BY WARRANTY DEED FROM ALLIANCE CONSTRUCTION RECORDED NOVEMBER 3, 2005 IN INSTRUMENT NO. 20051103-0133379, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.