THIS INSTRUMENT WAS PREPARED BY & RETURN TO:

H. Anthony Duncan
Attorney at Law
Nashville Bank & Trust Bldg.
4525 Harding Rd., Ste. 200
Nashville, TN 37205

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. THIS TRANSFER IS EXEMPT UNDER T.C.A. § 67-4-409(a)(3)(F).

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 17th day of September 2008.

Natasha Bilbrey
Notary Public
My Commission Expires: 6/20/

NATASHA BILBREY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 10/23/08 11:35 2 pgs
Fees:12.00 Taxes:0.00
20081023-0106124

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER(S):
McAchoo Trust dated 2/11/93, as amended
1507 Harding Place
Nashville, TN 37215

SEND TAX BILLS TO:
McAchoo Trust
40 Encino Avenue
Camarillo, CA 93010

MAP-PARCEL NUMBERS:
131-10-0-36.00

KNOW ALL MEN BY THESE PRESENTS that **Tenir LLC, a California limited liability company serving as a trustee** ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer and convey to **Sol Chooljian and Laura K. McAvoy, Trustees of the McAchoo Trust dated 2/11/93, as amended 5/29/03** ("Grantees"), their successors and assigns, its entire right, title and interest in and to a certain tract and/or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 117, Section II, Seven Hills, as of record in Book 2633, Page 40, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Tenir LLC, a California limited liability company, by Warranty Deed from Sol Chooljian and Laura K. McAvoy, Trustees of the McAchoo Trust dated 2/11/93, as amended 5/29/03, of record as Instrument No. 20070731-0090463, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1507 Harding Place, Nashville, TN 37215**.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: Any and all visible easements on or across the property; rights or claims of parties in possession not shown by the public

Transferor (Tenir LLC) is a trustee of a revocable living trust conveying this real property back to the same transferor (McAchoo Trust) per section 67-4-409(a)(3)(F).

records; encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises; owners' association assessments or fees for subsequent years, if applicable, a lien not yet due and payable; county and/or city taxes for subsequent years, a lien not yet due and payable; and any matter of public record. Said county and/or city taxes are the responsibility of Grantees.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns forever; and Grantor does covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as herein set out; and Grantor does further convent and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees and their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. 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 4th day of September, 2008.

Tenir LLC, a California limited liability company

By: _____
Its: Vice President, OREXCO, sole member

STATE OF CALIFORNIA)
COUNTY OF Alameda)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Suzanne Yanamoto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself/herself to be the Vice President of **TENIR LLC**, the within named bargainor, a California limited liability company, and that he/she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Vice President.

Witness my hand this 4 day of September, 2008.

_____
Notary Public

My Commission Expires: _____

Y. BARRUETA-DIGESTI
Commission # 1682005
Notary Public - California
Santa Clara County
My Comm. Expires Jul 18, 2010