RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201

WARRANTY DEED

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,700.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2008.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann B. Steiner	SAME	08216004100
613 Woodland Street		
Nashville, TN, 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Eastside Capital, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann B. Steiner, unmarried, as to a 75% interest and Frank J. Steiner, married, as to a 25% interest, Tenants in Common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 24 on the Map of Henry Blood's Addition to Edgefield, now East Nashville, of record in Book 21, page 5, Register's Office for said County, to which plan reference is herein made for a more complete description.

Being the same property conveyed to Eastside Capital, LLC by deed from Bryan S. Doyle, unmarried, of record in Instrument Number 20060111-0004498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, existing easements, and planning documents of record and to all matters shown on the plan of record in Book 21, page 5, said Register's Office.

2008 Davidson County Tax has been prorated among the parties.

Davidson County DEEDWARR
Recvd: 11/05/08 16:18 2 pgs
Fees:13.00 Taxes:1989.49

20081105-0110335

Unimproved ( )
This is improved (X) property known as 613 Woodland Street, Nashville, TN 37206

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, and we do covenant with the 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 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 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/our____ hand(s)_____this 5th day of November, 2008

Eastside Capital, LLC

BY: _____, CHIEF MANAGER
Giachery Lizarraga
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared GIACHERY LIZARRAGA, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of the EASTSIDE CAPITAL, LLC, the within named bargainor, and corporation, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said GIACHERY LIZARRAGA, as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 5TH day of November, 2008.

_____
Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.