Davidson County DEEDWARR
Recvd: 11/07/08 15:22 4 pgs
Fees:23.00 Taxes:2645.50
20081107-0111094

This Instrument Was Prepared By:

KIRK C. WAITE, ATTORNEY
7100 EXECUTIVE CENTER DR., #101
BRENTWOOD, TENNESSEE 37027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2008.

Notary Public

My Commission Expires:

KIRK C. WAITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 24, 2009

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
DTD Properties, LLC 280 Hermitage Avenue Nashville, TN 37210-2163	SAME	Map 93-12 Parcels 54, 56 & 57

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Matrix Properties, a Tennessee General Partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and

convey unto DTD Properties, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

The above description is the same as in the previous deed of record.

This is improved property.

This instrument prepared from information furnished by the Seller. No title search performed.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors, representatives, and assigns, to warrant and forever defend the title to said land to said Grantee, its successors, representatives, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of November, 2008.

MATRIX PROPERTIES

By: _____
Name: Ronald D. Dailey
Title: Partner

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, Kirk C. Waite, a Notary Public in and for said County and State, the within named Ronald O. Dailey, the Partner of Matrix Properties, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, being so authorized as the Partner of Matrix Properties, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of Nov, 2008.

Kirk C. Waite
NOTARY PUBLIC

My Commission Expires: _____

KIRK C. WAITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 24, 2009

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots 13, 14, 15, and 16 on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee.

Tract I (Parcel 54):

LAND in Davidson County, Tennessee, being Lot Nos. 15 and 16 on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey prepared by Volunteer Surveying dated May 28, 2003, file NO. 03130, not of record, as follows:

BEGINNING at an iron pin in the corner of the northerly margin of Hermitage Avenue (formerly known as Fillmore Street) and Decatur Street (formerly known as Hamlet Street); thence, North 84 degrees 52' 09" West, a distance of 100.00 feet to a P.K. nail; thence North 04 degrees 34' 37" East, a distance of 169.45 feet to an iron pin; thence, South 84 degrees 46' 18" East, a distance of 100.00 feet to an iron pin; thence, South 04 degrees 34' 35" West, a distance of 169.28 feet to the point of BEGINNING, containing 16,935.25 square feet or 0.39 acres, more or less.

Tract II (Parcel 56):

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey prepared by Volunteer Surveying dated May 28, 2003, file NO. 03130, not of record, as follows:

BEGINNING at an iron pin on the northerly margin of Hermitage Avenue (formerly known as Fillmore Street) and the southwesterly corner of Lot No. 15 on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee; thence North 84 degrees 52' 09" West, a distance of 49.87 feet to a P.K. Nail; thence, North 04 degrees 32' 00" East, a distance of 169.53 feet to a P.K. Nail; thence, South 84 degrees 46' 18" East, a distance of 50.00 feet to an iron pin; thence, South 04 degrees 34' 37" West, a distance of 269.45 feet to the point of BEGINNING, containing 8,462.98 square feet or 0.19 acres, more or less.

Trace III (Parcel 57):

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, being more particularly described according to a survey prepared by Volunteer Surveying dated May 28, 2003, file NO. 03130, not of record, as follows:

BEGINNING at an iron pin on the northerly margin of Hermitage Avenue (formerly known as Fillmore Street) and the southwesterly corner of Lot No. 14 on the Plan of Pageot's Plan of Fairfield Village, as of record in Book 21, page 82, Register's Office for Davidson County, Tennessee; thence North 84 degrees 52' 09" West, a distance of 49.87 feet to a P.K. nail; thence, North 04 degrees 29' 23" East, a distance of 169.62 feet to an iron pin; thence, South 84 degrees 46' 18" East, a distance of 50.00 feet to a P.K. nail; thence, South 04 degrees 32' 00" West, a distance of 169.53 feet to the point of BEGINNING, containing 8,467.22 square feet or 0.19 acres, more or less.

The said Tracts I, II, and III, being the same property conveyed to Matrix Properties, a Tennessee General Partnership by Warranty Deed from SMG, Inc., a Tennessee Corporation previously known as Nashville Instaprint, Inc., dated September 4, 2003, and of record as Instrument No. 20030910-0132525, as corrected by Instrument of Correction dated March 27, 2006, of record as Instrument No. 20060418-0044174, Davidson County Register of Deeds.