Davidson County DEEDWARR
Recvd: 11/07/08 15:23 4 pgs
Fees:23.00 Taxes:370.00

20081107-0111096

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 $100,000.00.

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	Book 21, Page 82 Map of Pageots Fairfield Village Plan

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. Davis
Title: Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Kirk C. Waite, a Notary Public in and for said County and State, the within named Ronald D. 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 Brentwood, 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 the east 33 1/3' feet of lot No. 20 on Map of Pageots Fairfield Village Plan, of record in book 21, page 82, Register's office for said County, and more fully described in the deed of records in book 3954, page 934, Register's Office for said County.

Said part of said Lot No. 20 fronts 33-1/3 feet on the northerly side of the Lebanon Pike, or Fillmore Street, and runs back between parallel lines 170 feet more or less to an alley, or commonly known as 282 Hermitage Avenue, Nashville, Tennessee.

Being the same property conveyed to Matrix Properties, a Tennessee General Partnership by Warranty Deed dated March 23, 1990, from Diamond Property Company, a Missouri General Partnership, of record in Book 8358, page 18, Register's Office for Davidson County, Tennessee.