BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2008. Notary Public MY COMMISSION EXPIRES: August 23, 2011 (AFFIX SEAL)

LEE A. COHEN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 12/18/08 14:01 2 pgs
Fees:13.00 Taxes:666.00
20081218-0121198

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EAGLE EYE PROPERTIES, LLC	**SAME**	**072-15-0-016.00**
(NAME) **P. O. BOX 160468**	(NAME)	**072-15-0-017.00**
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TERRA FIRMA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EAGLE EYE PROPERTIES, LLC, A TENNESSEE LIMITE LIABILITY COMPANY,** 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:

Tract 1: Map & Parcel 072-15-0-016.00

Land in the 10th Ward of the City of Nashville, formerly the 15th Civil District of Davidson County, Tennessee, being Lot No. 6 on the map showing the re-subdivision of Lots 15 to 25, both inclusive in Belle Forrest Subdivision as of record in Book 547, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terra Firma Properties, LLC from Sher Powers, unmarried, by deed of record as Instrument No. 20030130-0012872, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on the Plan of record in Book 547, page 33, said Register's Office and any and all other easements, restrictions, and conditions of record in the Register's Office for Davidson County, Tennessee, which may affect said property.

Tract 2: Map & Parcel: 072-15-0-017.00

Land in the 10th Ward of the City of Nashville, formerly the 15th Civil District of Davidson County, Tennessee, being Lot No. 5 on the map showing the re-subdivision of Lots 15 to 25, both inclusive in Belle Forrest Subdivision as of record in Book 547, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terra Firma Properties, LLC from Sher Powers, unmarried, by deed of record as Instrument No. 20030218-0020847, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plan of record in Book 547, page 33, said Register's Office and any and all other easements, restrictions, and conditions of record in the Register's Office for Davidson County, Tennessee, which may affect said property.

Unimproved ( )
This is improved(X) property, known as **2616 & 2618 PENNINGTON AVENUE, NASHVILLE, TN 37216**
(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 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, except for that certain Deed of Trust referenced herein; 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 hand this 17th day of December, 2008.

TERRA FIRMA PROPERTIES, LLC

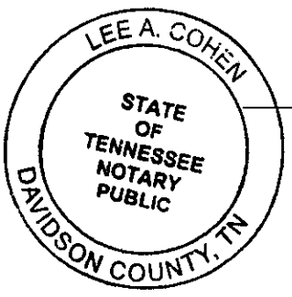
By: **SHER POWERS, MEMBER**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sher Powers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a member of Terra Firma Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that she as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Terra Firma Properties, LLC, by herself as such member.

Witness my hand and official seal at Nashville , Tennessee this 17th day of December, 2008.

My Commission expires: AUGUST 23, 2011



Lee A. Cohen
Notary Public