THIS INSTRUMENT PREPARED BY:

David Zager, Esq.
611 Commerce Street, Suite 2909
Nashville, TN 37203
(615) 242-9090

Davidson County DEEDWARR
Recvd: 12/29/08 12:57 3 pgs
Fees:17.00 Taxes:0.00

20081229-0122869

State of NY)
County of Suffolk)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $~~10.00~~ 50.00

Affiant

Subscribed and sworn to before, this the 11 day of Dec, 08.

Notary Public
My Commission Expires:

GARY T. OAKES
Notary Public, State of New York
#01OA5032730
Qualified in Suffolk County
Commission Expires August 29, 2010

Name and Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
B&R Salvage of Tennessee, Inc. 5010 Charlotte Avenue Nashville, TN 37209 Attn: Mr. Isaac Dowless	Nash-Cor, LLC 1021 South 6th Street, Suite A Nashville, TN 37206 Attn: Ms. Joanne Dowless	091-15-0-192.00

WARRANTY DEED

For and in consideration of the sum of $~~10.00~~ 50.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we B&R Salvage of Tennessee, Inc., hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Nash-Cor. LLC the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

See Exhibit A

This is improved commercial property known as 5010 Charlotte Avenue, Nashville, Davidson County, Tennessee.

To have and to hold this said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right and lawful authority to convey it or sell it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this _____ day of _____, 2008.

B&R Salvage of Tennessee, Inc.

By: _____

Isaac Dowless, President

Nash-Cor. LLC

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 10.00

Affiant

By: _____
Issac M. Dowless, Chief Manager

By: _____
Joanne M. Dowless, Secretary

CORPORATE ACKNOWLEDGMENT

STATE OF: NY

COUNTY OF: Suffolk

Before me, C. Dowless, a Notary Public in and for the state and County aforesaid, personally appeared Isaac Dowless of B&R Salvage of Tennessee, Inc. who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of B&R Salvage of Tennessee, Inc. the within-named bargainor, a Tennessee corporation, and that he as such President of B&R Salvage of Tennessee, Inc. being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such the President of B&R Salvage of Tennessee, Inc..

WITNESS my hand and seal at office, on the 22 day of Dec, 2008.

_____
Notary Public

My Commission Expires: _____

GARY T. OAKES
Notary Public, State of New York
#01OA5032730
Qualified in Suffolk County
Commission Expires August 29, 2010

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF: NY

COUNTY OF: Suffolk

Before me, C. Dowless, a Notary Public in and for the state and County aforesaid, personally appeared Issac M. Dowless; Joanne M. Dowless of Nash-Cor. LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Chief Manager; Secretary of Nash-Cor. LLC, the within-named bargainee, a Limited Liability Company, and that they as such Chief Manager of Nash-Cor. LLC being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as such Chief Manager; Secretary of Nash-Cor. LLC.

WITNESS my hand and seal at office, on the 22 day of Dec 2008.

_____
Notary Public

My Commission Expires: _____

GARY T. OAKES
Notary Public, State of New York
#01OA5032730
Qualified in Suffolk County
Commission Expires August 29, 2010

EXHIBIT A

5010 Charlotte Avenue, Nashville, Davidson County, Tennessee.

TRACT I: Being Lots 909 and 911, Block 112, on Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, and the southerly one-half (1/2) of Alley No. 1200 closed by Ordinance No. 5956, of the Ordinances of Metropolitan Government of Nashville, Tennessee, described together as follows:

Said Lots adjoin and front together 50 feet on the northerly side of Charlotte Avenue and extend back between parallel lines 162.50 feet to the center line of Alley No. 112, now closed.

TRACT II: Being Lots 910 and 912, Block 114, on the Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, and the northerly one-half (1/2) of Alley No. 1200, of the Ordinance of Metropolitan Government of Nashville, Tennessee, described as follows:

Said Lots adjoin and front together 50 feet on the southerly side of Alabama Avenue and extend back between parallel lines 162.50 feet to the center line of Alley No. 1200, now closed.

TRACT III: Land in Davidson County, Tennessee, being Lots 913 and 915 of Block 112, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, and a portion of Alley No. 1200 of the Ordinances of the Metropolitan Government of Nashville, Tennessee described as follows:

Said Lots adjoin and front together 50 feet on the northerly side of Charlotte Avenue and run back between parallel lines 162 feet to the center line of Alley 1200, now closed.

Being the same property described to B&R Salvage of Tennessee, Inc., a Tennessee corporation, by deed from B & R Salvage, Inc., as shown of record in Book 10726, page 253, at the Register's Office for Davidson County, Tennessee.