Davidson County DEEDWARR
Recvd: 01/16/09 14:02 2 pgs
Fees:12.00 Taxes:0.00
20090116-0004331

This Instrument Prepared By: JOY BUCK GOTHARD
P.O. Box 806, Cookeville, TN 38503

SPECIAL WARRANTY DEED

OWNER:	***SEND TAX BILLS TO:***
Division Street Group, LLC	***Division Street Group, LLC,***
a Georgia Limited Liability Company	***Address: 2614 Buford Highway***
Grantee's address:	***Atlanta, GA 30324***
2614 Buford Highway, Atlanta, GA 30324	

THIS INDENTURE made and entered into this the 29th day of December, 2008, by and between Ambassador Corp., a Georgia Corporation, organized and existing under and by virtue of the laws of the State of Georgia, Party of the First Part, and Division Street Group, LLC, a Georgia Limited Liability Company, Party of the Second Part;

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Party of the First Part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Party of the Second Part, the following described real estate, situated and being in Davidson County, State of Tennessee:

All that tract of parcel of land lying and being in Davidson County, Tennessee, being Lot No. 2 of the Resubdivision of Lot No. 2, Section 107, Edgehill Estates, as of record in Book 5800, page 154, Register's office for Davidson County, Tennessee, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point located at the intersection of the easterly margin of Eighth Avenue South and the sourtherly margin of Division Street; thence north 87 degrees 52 minutes east along southerly margin of Division Street 125.43 feet to a point, AT THE POINT OF BEGINNING; thence north 87 degrees 52 minutes east along the southerly margin of Division Street 85.46 feet to a point; thence northeasterly along the southerly and southeasterly margin of Division Street, and following the curvature thereof, along an arc (subtended by a chord bearing north 82 degrees54 minutes 25 seconds east 143.07 feet) 143.25 feet to a point; thence south 01 degrees 53 minutes east 210.74 feet to a point located on the northerly margin of Interstate 40; thence south 88 degrees 27 minutes west along the northerly margin of Interstate 40, 227.94 feet to a point; thence north 01 degrees 53 minutes west 196.05 feet to a point located on the southerly margin of Division Street, AT THE POINT OF BEGINNING.

Being a portion of the property conveyed to Charles L. Lamb by the Metropolitan Development and Housing Agency, of record in Book 5116, page 918, Register's office for Davidson County, Tennessee.

Map 93-14, Parcel 579

The previous and last conveyance being a Deed to Ambassador Corp., a Georgia Corporation from Charles L. Lamb, of record in Deed Book 6013, page 902, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Party of the Second Part, their heirs and assigns in fee simple forever.

JMG

The said Party of the First Part does hereby covenant with the said Party of the Second Part that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under it, but not further or otherwise.

IN WITNESS WHEREOF, Party of the First Part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

AMBASSADOR CORP.

By: _____
Jeffrey Mark Greenbaum, Chief Financial Officer

Attest:
_____
Jerry Greenbaum, Secretary

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned Notary Public for the State and County aforesaid, personally appeared Jeffrey Mark Greenbaum and Jerry Greenbaum, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be Chief Financial Officer and Secretary, respectively, of Ambassador Corp., the within named bargainor, a Georgia corporation, and that they as such officers, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as Chief Financial Officer and Secretary.

Witness my hand and official seal at office on this the 29th day of December, 2008.

_____
NOTARY PUBLIC

SCOTT H. KAPLAN NOTARY PUBLIC Exp. May 04, 2012 FULTON COUNTY, GA

My Commission Expires:_____

STATE OF GEORGIA
COUNTY OF FULTON

The actual consideration for this transfer is $ 00.00, and no transfer tax is due pursuant to T.C.A. Sec. 67-4-409(a)(4.).

Affiant: _____

Subscribed and sworn to before me, on the 29th day of December, 2008.

_____
Notary Public

My Commission Expires:

SCOTT H. KAPLAN NOTARY PUBLIC Exp. May 04, 2012 FULTON COUNTY, GA

G:\USDEEDS\Division Street Group.spec.WD.12-9-08.wpd