When recorded return to: TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 02/19/09 10:03 3 pgs
Fees:18.00 Taxes:351.50

20090219-0014243

Prepared by:
Susan B. Evans, Attorney at Law
1801 B Shackleford Road
Nashville, TN 37215

Name and address of owner:	Send Tax Bills To:	Map/Parcel:
Alpha Street Real Estate Development and Investments, LLC PO BOX 281726 Nashville, TN 37228	SAME	Map 81-12 Parcels 309.00, 310.00 & 311.00

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, Malcolm Mimms hereinafter called the Grantors, have bargained and Quitclaimed, and by these presents do transfer and convey unto Alpha Street Real Estate Development and Investments, LLC, a Tennessee Limited Liability Company hereinafter called the Grantee, their heirs and assigns, all their right title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See attached legal description – Exhibit "A"

Being all the same property conveyed to Malcolm Mims by deed from the Trustees of Buena Vista Lodge 639, Free & Accepted masons of record in Book 10260, page 467, of the Register's Office for Davidson, Tennessee.

Commonly known as: 1501 9th Avenue North
0 9th Avenue North
906 Cheatham Place
Nashville, Tennessee 37208

This is ( ) improved (X) unimproved property also known as:
The above description is the same as in the previous deed of record.

TO HAVE AND TO HOD the tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, unless otherwise herein set out; and I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hands this the 18th day of February 2009.

Malcolm Mimms

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Malcolm Mimms with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, the 18th day of February 2009.

Susan B. Evans
Notary Public

My Commission Expires: May 8, 2012

SUSAN B. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is ~~$0.00~~ $95,000.00

Affiant

Sworn to and subscribed before me this 18th day of February 2009.

Notary Public

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

EXHIBIT "A"
Legal Description

TRACT NO. 1:
Land in Davidson County, Tennessee, Being the easterly 37 feet of Lots Nos. 249 and 250 on the plan of McGavock Wetmore and Others' First Addition, to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Said parts of Lots Nos. 249 and 250 front 37 feet on the northerly side of Cheatham Street and run back between parallel lines, with the westerly margin of an alley, 100 feet to the northerly line of Lot No. 248.

TRACT NO. 2:
Land in Davidson County, Tennessee, Being Lot No. 172 in McGavock Wetmore and Others' Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 172 fronts 50 feet on the westerly side of 9th Avenue North, formerly Buena Vista Street, and runs back between parallel lines, 150 feet to an alley.

TRACT NO. 3:
Land in Davidson County, Tennessee, Being Lot No. 171 in McGavock Wetmore and Others' Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 171 begins at the northwest corner of Buena Vista Street, now 9th Avenue North and Cheatham Street, and runs northwardly along said Buena Vista Street fifty feet thence westerly and parallel with Cheatham Street 150 feet to an alley; thence southwardly with the easterly line of side alley fifty feet to Cheatham Street; thence eastwardly along side Cheatham Street 150 feet to the beginning.