STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $195,000.00

Subscribed and sworn before me, this the 26th day of February 2009

My Commission expires: 11-14-09 (Affix Seal)

Affiant

Notary Public

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov. 14, 2009

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
ROBERT GREENE, ATTORNEY
208 Third Avenue N. Suite 500, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO
Enoteca Holdings, Ltd. (Name)	Same (Name)
P.O. Box N 8615 (Street Address)	(Street Address)
Nassau, Bahamas (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP AND PARCEL NO. 105-10-39	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION ,THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **NELIUS OMAR ELLIS, UNMARRIED HEREINAFTER CALLED GRANTOR HAVE BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO ENOTECA HOLDINGS, LTD. , HEREINAFTER CALLED GRANTEE(S), ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Land in Davidson County Tennessee, being Lot No. 97 as shown on the map entitled B.F. Shields Heirs' Addition to Nashville, as of record in Book 57, page 31, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nelius Omar Ellis, Unmarried by deed from Samuel Hambrick, Sr., Unmarried of record as Instrument No. 20080917-0095111 said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 915 14th Avenue South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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, unless otherwise herein set out; 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 26th day of February 2009

Davidson County DEEDWARR
Recvd: 03/03/09 10:27 2 pgs
Fees:13.00 Taxes:721.50
20090303-0018625

PICK-UP

NELIUS OMAR ELLIS

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Nelius Omar Ellis, Unmarried the bargainor(s), 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 office this 26th day of February 2009.

My Commission expires: 11/14/09

Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 14, 2009