4U
GRM

THIS DOCUMENT PREPARED BY: **JEFFREY MOBLEY** Howard & Mobley, PLLC 200 31st Ave., North Suite 100 Nashville, Tennessee 37203 (615) 627-4444 BILL GARRETT, Davidson County Trans:T20090018394 DEEDWARR Recvd: 03/19/09 11:39 4 pgs Fees:23.00 Taxes:925.00 20090319-0024710	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** The actual consideration for this transfer is $250,000.00. Kevin Lauthern, Affiant Subscribed and sworn to before me, this 18th day of March, 2009. Notary Public My Commission Expires: NOV. 22, 2010

Address of new owner:

Nealmark, LLC
504 Napoleon Avenue
Nashville, Tennessee 37211

Send Tax Bills to: SAME

Map-Parcel Numbers

Map 105-16
Parcel 154

WARRANTY DEED

KNOW ALL PERSONS by these presents that **LEWIS LETTERWORKS, INC.,** a Tennessee corporation (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring its entire interest in the subject parcel of real property, has bargained and sold, and by these presents does transfer and convey unto **NEALMARK, LLC,** a Tennessee limited liability company, all right, title and interest of the Grantor in and to certain tract(s) or parcel(s) of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to the following:

1. 2009 taxes, a lien not yet due and payable.

2. All matters as shown on the Plan of record in Book 332, page 90, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's successors, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

WITNESS my hand this 18, day of March, 2009.

LEWIS LETTERWORKS, INC.

By: Larry N. Bryan
Larry Bryan, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, **LARRY BRYAN**, with whom 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 **LEWIS LETTERWORKS, INC.**, the within named bargainor, a corporation, and that such president executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 18th day of March, 2009.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 31 and 32 in John M. Canady's Subdivision of Westlawn, of record in Plat Book 332, page 90, Register's Office for said County.

Said Lots Nos. 31 and 32 fronts together 111 feet on the southerly side of Napoleon Street and run back between parallel lines 200 feet to an alley in the rear.

Being the same property conveyed to Mark Hamilton and wife, Dianne Hamilton by deed from Jerry Matthews of record in Book 10050, page 697, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Mark Hamilton and wife, Dianne Hamilton by quitclaim deed from Billy Bowers of record in Book 10240, page 986, said Register's Office.

ALSO BEING the same property conveyed to Lewis Letterworks, Inc. by deed from Mark Hamilton and wife, Dianne Hamilton, of record in Book 10795, page 6, Register's Office for Davidson County, Tennessee.

This is improved property known as 504 Napoleon Avenue, Nashville, Tennessee 37211.