Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alpha Street Real Estate	New Owner	082-120-273.00
P.O. Box 281726		082-120-274.00
Nashville, TN 37228		082-120-275.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$498,000.00**

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2009.

Notary Public

My Commission Expires:
(Affix Seal)

CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **949 Main Street, LLC., a Tennessee Limited Liability Company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Alpha Street Real Estate Development and Investments, LLC., a Tennessee Limited Liability Company, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Tract One:

Land in Davidson County, Tennessee, Being Lot No. 9 and the westerly one-half or 3-1/2 feet of a 7-foot strip of land lying adjacent to and east of said Lot No. 9 on the Plan of D.D. Phillips' Silverdene Park Subdivision, of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 9 and said strip of land front together 53-1/2 feet on the northerly side of Main Street and runs back between parallel lines 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, page 504, said Register's Office.

Being a part of the same property conveyed to 949 Main, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Hillsboro Realty Company, a Tennessee Corporation, dated March 13, 2008, of record in Instrument No. 20080314-0026218, Register's Office for Davidson County, Tennessee.

Tract Two:

Land in Davidson County, Tennessee, Being Lot No. 10 on the Plan of D.D. Phillips' Silverdene Park Subdivision, of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines, 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, page 504, said Register's Office.

Being a part of the same property conveyed to 949 Main, LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Hillsboro Realty Company, a Tennessee Corporation, dated March 13, 2008, of record in Instrument No. 20080314-0026218, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090031441 DEEDWARR
Recvd: 05/12/09 13:30 3 pgs
Fees:18.00 Taxes:1842.60
20090512-0043675

Tract Three:

Land in Davidson County, Tennessee, Being Lot No. 11 as shown on the map entitled the Plan of D.D. Phillips Silverdene Park Subdivision, of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 11 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines, 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, page 504, said Register's Office.

Being the same property conveyed to 949 Main, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Hillsboro Realty Company, a Tennessee Corporation, dated January 9, 2008, of record in Instrument No. 20080122-0006182, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **0 Main Street and 949 Main Street, Nashville, TN. 37206**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **23rd** day of **April, 2009.**

949 Main Street, LLC.

A Cherry manager

By: **Anthony W. Cherry**
It's: **Manager**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Anthony W. Cherry** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Manager** of **949 Main Street, LLC.,** the within named bargainor, a limited liability company, and that such **Anthony W. Cherry**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Manager.**

Witness my hand and Seal at office on the **23rd** day of **April, 2009.**

L. M. Corriveau

Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plan of D.D. Philips Silverdene Park Subdivision, of record in Book 421, page31, Register's Office for Davidson County, Tennessee.

4. That certain Deed of Trust, Assignment of Leases and Security Agreement in favor of The Bank of Nashville, dated February 21, 2008, in the original principal amount of $240,000.00, of record in Instrument No. 20080305-0022327, Register's Office for Davidson County, Tennessee.

5. That certain UCC Financing Statement securing The Bank of Nashville of record in Instrument No. 20090122-0005669, Register's Office for Davidson County, Tennessee.