RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45990

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $643,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of May, 2009.

Janet S. Davis
Notary Public

MY COMMISSION EXPIRES: 5-8-2012

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devon S. Wyatt et vir	SAME AS NEW OWNER	MAP 10316010200
3823 Whitland Avenue		
Nashville, TN, 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Eastside Capital, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Devon S. Wyatt and Daniel R. Bird, Wife and Husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lots Nos. 4 and 5 of Block "E" on the Map of Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for said County.

Said Lot No. 4 fronts 70 feet on the southerly side of Bowling, now Whitland Avenue, and extends back between parallel lines 200 feet to the northerly line of Lot No. 6 on said plan. Said Lot No. 5 is described as follows: Beginning at the southeast corner of Bowling, now Whitland Avenue, and Bosley Avenue, being the northwest corner of said Lot No. 5, thence with the southerly margin of Whitland Avenue easterly 70 feet to the corner of Lots Nos. 4 and 5; thence southerly with the line between said Lots Nos. 4 and 5 200 feet to the northerly line of Lot No. 6; thence with said line westerly 132 feet to the easterly margin of Bosley Avenue; thence with the easterly margin of said Bosley Avenue, northerly 210 feet to the beginning.

Being the same property conveyed to Eastside Capital, LLC by deed from Michael Isaacs, Trustee of the Sara Cohen Testamentary Trust, of record in Instrument Number 20070709-0081464, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090040031 DEEDWARR
Recvd: 06/16/09 12:35 2 pgs
Fees:13.00 Taxes:2379.10
20090616-0055944

Unimproved ( )
This is improved (X) property known as 3823 Whitland Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 its hand(s) this 21st day of May, 2009

Eastside Capital, LLC

BY: _____ CHIEF MGR.
Giachery Lizarraga, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Giachery Lizarraga, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of the Eastside Capital, LLC the within named bargainor, and corporation, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Giachery Lizarraga, as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 21st day of May, 2009.

_____
Notary Public

My Commission Expires: 7/24/2010

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.