Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
KLDA Properties, GP 2402 Eugenia Ave Nashville, TN 37211	Same as New Owner	Map: 118-08 Parcels: 74, 75, 76 95, 94,93 and 96
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Robert W. Grace, as to Tracts 1, 2, 3, 4, 5 and 6 and Charles R. Tygard and Robert W. Grace, as to Tract 7** ("Grantor") have bargained and sold, and hereby transfer(s) and convey(s) to **KLDA Properties, GP** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on the plat of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee; Taxes for the year 2009 have been assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 2400, 2402, 2404 Eugenia Avenue and 2405, 2407, 207 and 2403 Winford Avenue, Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20090052401 DEEDWARR
Recvd: 08/03/09 14:10 5 pgs
Fees:28.00 Taxes:4575.79
20090803-0072513

EXECUTED this 31st day of July, 2009.

Robert W. Grace

Charles R. Tygard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert W. Grace, 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, this the 31st day of July, 2009.

Notary Public

My Commission Expires:

(SEAL)

DAVID B GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Charles R. Tygard, 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, this the 31st day of July, 2009.

Notary Public

My Commission Expires:

(SEAL)

DAVID B GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,236,700.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 2009.

NOTARY PUBLIC

My Commission Expires:

DAVID B GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9 2012

EXHIBIT A

TRACT 1: (2400 Eugenia Ave)

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Grandview Heights of record in Plat Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and detailed description.

Being the same property conveyed to Snake Steel Co., Inc. by deed from Frank Steven Johnson and wife, Carla A. Johnson, of record in Book 10180, page 585, Register's Office for Davidson County, Tennessee and re-recorded in Book 10193, page 611, said Register's Office. Snake Steel Co., Inc. further conveyed said property to Robert W. Grace by deed in Book 10311, page 140, said Register's Office.

TRACT 2: (2402 Eugenia Ave)

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Grandview Heights of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Snake Steel, Inc. by deed from Johnson Electric Co., Inc., of record in Book 10193, page 623, Register's Office for Davidson County, Tennessee. Snake Steel, Inc. further conveyed said property to Robert W. Grace by deed in Book 10311, page 140, said Register's Office.

TRACT 3: (2404 Eugenia Ave)

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Grandview Heights of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Robert W. Grace, married by deed from Richard E. Boensch, unmarried, of record in Book 10882, page 335, Register's Office for Davidson County, Tennessee.

TRACT 4: (2405 Winford Ave)

Land in Davidson County, Tennessee, being Lot No. 105 on the Map of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Robert W. Grace by deed from William M. Edwards, Jr. and Douglas L. Brown, of record in Instrument No. 20000329-0031603, Register's Office for Davidson County, Tennessee.

TRACT 5: 2407 Winford Ave)

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Robert W. Grace by deed from William M. Edwards, Jr. and Douglass Lee Brown, individually and d/b/a Edwards & Brown Construction Company, of record in Instrument No. 20000714-0069688, Register's Office for Davidson County, Tennessee.

TRACT 6: (2409 Winford Ave)

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Robert W. Grace by deed from William M. Edwards, Jr. and Douglas Lee Brown by deed of record in instrument No. 20000714-0069686, Register's Office for Davidson County, Tennessee.

TRACT 7: (2403 Winford Ave)

Land in Davidson County, Tennessee, being Lots Nos. 106 and 107 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Charles R. Tygard and Robert W. Grace by deed of record in Book 9491, page 928, Register's Office for Davidson County, Tennessee.