Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Polak Properties, LLC 1209 Beddington Place Nashville, TN 37215	Same as New Owner	Map:119-01-0 Parcel:167.00
This instrument prepared by: David B. Gray, Hix & Gray, PL 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

BILL GARRETT, Davidson County
Trans:T20090055314 DEEDWARR
Recvd: 08/13/09 11:09 2 pgs
Fees:13.00 Taxes:795.50
20090813-0076249

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Custom Fabrication, Inc., a Tennessee corporation** ("Grantor") has bargained and sold, and hereby transfer(s) and convey(s) to **Polak Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County Tennessee, being Lot No. 201 on the Map of Overhill City and W.H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 201 fronts 50 feet on the Easterly side of Dortch Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Randy Kloke, married by deed dated March 31, 1995, from Bruce Yazdian and wife, Giti Yazdian in Book 9635, page 79, Register's Office for Davidson County, Tennessee. Also being the same property quitclaimed to Randall C. Kloke from Jodie A. Kloke, pursuant to a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 01D-149 and of record in Instrument No. 20040520-0059674, said Register's Office. Further, Randall C. Kloke, unmarried, conveyed said property herein described, to Custom Fabrication, Inc. a Tennessee corporation, by deed dated May 21, 2004 and of record in Instrument No. 20040607-0066601, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his 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, including but not limited to restrictions of record in the Register's Office for Davidson, Tennessee; Plan of record in Book 332, page 21, Register's Office for Davidson County, Tennessee; Taxes for the year 2009 have been prorated and are to be 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 2212 Dortch Avenue, Nashville, TN 37210.

EXECUTED this 7th day of August, 2009.

Grantor:
Custom Fabrication, Inc.

By: Randall C. Kloke, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Randall C. Kloke, 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 Custom Fabrication, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, this the 7th day of August, 2009.

Notary Public

My Commission Expires:

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 $215,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of August, 2009.

NOTARY PUBLIC

My Commission Expires:

DAVID B GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9 2012