File No. 22091-6
Box 14-A

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20090062406 DEEDWARR
Recvd: 09/11/09 11:17 3 pgs
Fees:18.00 Taxes:1794.50
20090911-0085191

File No. 22091-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Woodsmoor, GP c/o Mark Magnuson 1004 Fairwin Avenue Nashville, TN 37216	New Owner	Map 082-12 Parcel 311

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, DSS PRODIESEL PARTNERS, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WOODSMOOR, GP, a Tennessee general partnership composed of Mark N. Magnuson, Trustee of the Steven A. Westfield Investment Services Act Trust and Steven A. Westfield, Trustee of the Mark N. Magnuson Investment Services Act Trust, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Resubdivision of Lots 2-7 and part of Lot 8, Paynes Addition to Edgefield, as shown on plat of record in Plat Book 5210, Page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the property conveyed to DSS ProDeisel Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from DSS/ProDiesel, Inc., a Tennessee corporation, of record in Instrument Number 20020130-0013201, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 926 Main Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10 day of September 2009

DSS PRODIESEL PARTNERS, LLC
a Tennessee limited liability company

By: _____
Bernard W. Keith, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bernard W. Keith, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of DSS ProDiesel Partners, LLC, a Tennessee limited liability company, the within named bargainor, 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 limited liability company by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 10 day of September 2009.

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Jennifer L. Johnson
Notary Public
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00

Mark N. Wilson
Affiant

Subscribed and sworn to before me this
10 day of September 2009.

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Jennifer L. Johnson
Notary Public
My commission expires 3/7/2011

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2009 and subsequent years, a lien not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 5210, Page 69, Register's Office for Davidson County, Tennessee.

(c) Restrictive Covenants contained in Instrument of record in Book 4026, Page 207, said Register's Office.

(d) Matters show on the ALTA/ACSM Land Title Survey of Map 82-12, Parcel 311, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated August 25, 2009, as Job No. 09124BB.