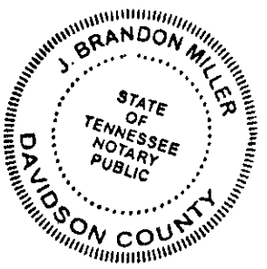
Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $27,500.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 14th day of September, 2009.

J Brandon Miller
Notary Public

My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Virage, LLC	New Owner	Map: 83-16
1213 Vintage Place		Parcel: 1.03
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM J. GEROW, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VIRAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 310 on the Plan of Section Three, Addition Four and Resubdivision of Lot No. 256 Section Three, Addition Two, Fortland Park, of record in Plat Book 3500, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Gerow and wife, Martha M. Gerow, a one-half undivided interest and Sam G. King and wife, Bertha E. King, a one-half undivided interest by deed dated June 3, 1963 from Mutual Mortgage and Insurance Corporation, of record in Book 3571, page 35, Register's Office for Davidson County, Tennessee. The said Sam G. King having pre-deceased Bertha E. King, whom has since died testate, July 16, 2001, a resident of Davidson County, Tennessee. By Last Will and Testament of Bertha King of record in Volume Number 2055\377492, Probate Court, Davidson County, Tennessee, the herein described property was devised to James Richard King and George Robert King, who are also her heirs at law. The said George Robert King and James Richard King, having since conveyed their one-half undivided interest in the subject property to William J. Gerow and wife, Martha M. Gerow by deed dated August 24, 2001, of record in Instrument No. 20010828-0093039, Register's Office for Davidson County, Tennessee. The said Martha M. Gerow having since died on November 17, 2004 and title having vested solely in William J. Gerow as surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2436 Brittany Drive, Nashville, TN 37206.

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090063166 DEEDWARR
Recvd: 09/15/09 14:50 2 pgs
Fees:13.00 Taxes:101.75

20090915-0086192

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of September, 2009.

William J. Gerow

STATE OF Illinois
COUNTY OF Boone

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William J. Gerow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of September, 2009.

Notary Public

My Commission Expires:

OFFICIAL SEAL
BONNIE LYNN WARDEN
Notary Public - State of Illinois
My Commission Expires Feb 23, 2013