THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20090069408 DEEDWARR
Recvd: 10/12/09 09:59 2 pgs
Fees:13.00 Taxes:2571.50
20091012-0094586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 695,000.00.

Susan V Mitchell Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

JAMES A. WALKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan V. Mitchell, Trustee	First State Bank	MAP 93-2-3
3794 New Hope Rd.	1040 Glenbrook Way	PARCEL 175
Hendersonville TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Bergen-Davidson, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan V. Mitchell, Trustee of the A. Vincent Vayda Revocable Living Trust**

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:

Land in Davidson County, Tennessee, being part of Lot 25 on the Plan of the original Town of Nashville, not of record, described as follows:

Beginning at a point on the easterly margin of Third Avenue North, 39.4 feet, more or less, south of the southerly margin of Bank Alley, being the southwest corner of the property conveyed to Mattie C. McConnell by deed from Elizabeth C. Thompson in Book 497, page 282, Register's Office for Davidson County, Tennessee; thence with the easterly margin of Third Avenue North, southwardly 20 feet 5 inches to the northwest corner of the property conveyed to Walter Bracy by deed from Richard Rowland, et alia, of record in Book 1081, page 329, said Register's Office; thence with Bracy's northerly line eastwardly 108 feet 4 inches, more or less, to the westerly margin of an alley; thence with said alley northwardly 20 feet 5 inches to the southwest corner of the said McConnell Property; thence with said McConnell's southerly line, westwardly 108 feet 4 inches, more or less, to the point of beginning.

Being the same property conveyed to Bergen--Davidson, LLC by deed dated January 31, 2005 and recorded as instrument number 20050203-0012644, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **216 3rd Avenue North, Nashville, TN 37201.**

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 my hand this the 9th day of October, 2009.

Bergen-Davidson, LLC

BY: Richard Tucker, Manager

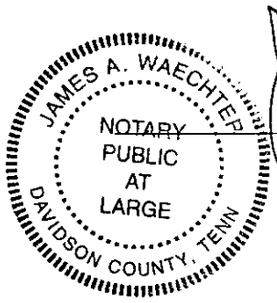
Richard Tucker, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Richard Tucker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Manager and authorized agent of the maker, **Bergen-Davidson, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 9th day of October, 2009.

My Commission expires 1-9-12



Notary Public