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

File No. 22090-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Watts Investment Corp. 3919 Vailwood Drive Nashville, TN 37215	New Owner	Map 082-12 Parcel 307

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 WATTS INVESTMENT CORP., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

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 938 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 "B"; 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.

BILL GARRETT, Davidson County
Trans:T20090070085 DEEDWARR
Recvd: 10/15/09 08:39 4 pgs
Fees:23.00 Taxes:1054.50
20091015-0095356

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14 day of October 2009

DSS PRODIESEL PARTNERS, LLC
a Tennessee limited liability company

By: _____
Brown Daniel, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brown Daniel with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Member of DSS ProDiesel Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member 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 Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 14 day of October 2009.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

_____
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 $285,000.00

_____
Affiant

Subscribed and sworn to before me this
14 day of October 2009.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

_____
Notary Public
My commission expires 3/7/2011

EXHIBIT "A"
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee also being Lot 1 on the "Resubdivision of Lots 2,3,4,5,6,7 and Part of Lot 8, Paynes Addition to Edgefield" of record in Plat Book 5210, page 69 and Parcel Four from deed Instrument Number 20020130-0013201 and being more particularly described according to that ALTA /ASCM Land Title Survey of Map 82-12, Parcel 307, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated August 25, 2009, as Job No. 09124BB as follows:

Beginning at a pk nail set on the southerly right-of-way line of Main Street, 80 feet in width, at a corner common with Lot 2 of said Paynes Addition;

Thence with the southerly right-of-way line of Main Street, North 65 deg 07 min 58 sec East, 89.53 feet to a pk nail set at a corner common with the property conveyed to Harriet K. Bubis of record in Book 5430, page 627;

Thence leaving the southerly right-of-way line of Main Street with the westerly property line of Harriet K. Bubis, South 23 deg 52 min 33 sec East, 159.95 feet to an existing iron rod on the northerly right-of-way line of Alley Number 258, 16 feet in width;

Thence with the northerly right-of-way line of Alley Number 258, South 65 deg 11 min 50 sec West, 86.70 feet to a pk nail set at a corner common with said Lot 2;

Thence with the easterly line of said Lot 2, North 24 deg 53 min 14 sec West, 159.83 feet to the Point of Beginning; containing 14,089 square feet or 0.323 acres more or less.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2010 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) Matters show on the ALTA/ACSM Land Title Survey of Map 82-12, Parcel 307, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated August 25, 2009, as Job No. 09124BB.