THIS INSTRUMENT PREPARED BY:

Peter H. Curry
Attorney at Law
1310 Clinton St., Ste. 219
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BILL GARRETT, Davidson County
Trans:T20090070348 DEEDWARR
Recvd: 10/15/09 14:44 4 pgs
Fees:23.00 Taxes:6752.50
20091015-0095642

New Owner:	Tax Bills To:	Map/Parcel No:
216 Louise, LLC P.O. Box 150262 Nashville TN 37215	(same)	092 15 0 209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($I0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TPMG HOLDINGS, LLC, a Tennessee limited liability company ("Grantor" herein) has bargained and sold, and does hereby bargain, sell, transfer, and convey to 216 Louise, LLC, a Tennessee limited liability company ("Grantee" herein), its successors, and assigns, an undivided seventy-five (75%) interest in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A

This is improved property known as 216 Louise Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for:

1. The following matters shown on a survey by Patrick S. Coode, T.R.L.S. No. 855, dated June 17, 2009:

   A. Encroachment by wooden fence, concrete pad and spa across the easterly property line.

   B. Overhead power lines across the southerly property line.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, 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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand on the 14th day of October 2009.

TPMG HOLDINGS, LLC

By: Arnold M. Landey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Aneel M. Pandey, with whom I am personally acquainted, and who upon oath acknowledged himself to be Chief Manager of TPMG Holdings LLC, a Tennessee limited liability company, and that he as such Chief Manager, being authorized to do so, executed the foregoing Warranty Deed for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee this the 14th day of October, 2009

Notary Public
My Commission Expires: _____

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,825,000.00.

Aneel M. Pandey
Affiant

Sworn to and subscribed before me this 14th day of October, 2009.

Notary Public
My Commission Expires: _____

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Exhibit A

Land in the 21st councilmanic district of Nashville, Davidson County, Tennessee, being the westerly part of Lots 19, 20, and 21 on the plan of Perry D. Maddin's subdivision of Elliston Place, of record in Book 57, Page 139, R.O.D.C. and more particularly described according to a survey by Patrick S. Coode T. R. L. S. No. 855 dated June 17, 2009, as follows:

Beginning at the intersection of the southerly right of way of State Street and the easterly right of way of Louise Avenue;
Thence along the right of way of State Street N 59°16'32" E, 72.0 feet to an iron pin;
Thence leaving said State Street S 30°33'22"E, 146.59 feet to the north line of Lot 18;
Thence with said Lot 18 S 59°16'32" W, 72.00 feet to an iron pipe in the easterly right of way of Louise Avenue;
Thence along said Louise Avenue N 30°33'22" E, 146.59 feet to the point of beginning and containing 0.24 acre, more or less.

Being the same property conveyed to TPMG HOLDINGS, LLC, by deed from CRAWFORD FAMILY PARTNERS, L.P., of record as Instrument No. 20041001-0118861, dated October 1, 2004, Register's Office for Davidson County, Tennessee.