# WARRANTY DEED

G-VRE-09-2411

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF October, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dragon Park, LLC | Dragon Park, LLC | |
| 3622 Central Ave | (NAME) 3622 Central Ave | |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) Nashville, TN 37205 | 104-7-391.00 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BLAKEMORE PRIMITIVE BAPTIST CHURCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DRAGON PARK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 7, G.P. MCLAURINE'S SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 149, REGISTER'S OFFICE FOR SAID COUNTY, ALONG WITH PART OF A CLOSED ALLEY DESCRIBED IN BOOK 5255, PAGE 343, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TOGETHER WITH ANY RIGHTS, TITLE, AND INTEREST, AS SET OUT IN THE AGREEMENT TO ESTABLISH AND EXCHANGE EASEMENT RIGHTS AND ORDINANCE NUMBER BL2009-490 OF RECORD AS INSTRUMENT NUMBER 20091019-0096512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO BLAKEMORE PRIMITIVE BAPTIST CHURCH BY DEED RECORDED OCTOBER 24, 1946 IN BOOK 1422, PAGE 144 AND DEFAULT JUDGMENT ORDER RECORDED JULY 23, 2008 IN INSTRUMENT NO. 20080723-0075533 AND PART OF THE SAME PROPERTY CONVEYED BY METROPOLITAN ORDINANCE OF RECORD IN BOOK 5255, PAGE 343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD INCLUDING THOSE OF RECORD IN BOOK 57, PAGE 149; BOOK 4626; PAGE 719; BOOK 10737, PAGE 558; BOOK 5255, PAGE 343; AND INSTRUMENT NUMBER 20091019-0096512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 2411 B Blakemore Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090071660 DEEDWARR
Recvd: 10/21/09 13:32 2 pgs
Fees:13.00 Taxes:1554.00
20091021-0097369

Witness my/our hand(s) this 20th day of October, 2009.

Blakemore Primitive Baptist Church

BY: Robert Wiseman (Trustee)
Robert Wiseman, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of October, 2009, before me personally appeared Robert Wiseman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Trustee of Blakemore Primitive Baptist Church, the within named bargainor, a church, and that he/she as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of October, 2009.

Notary Public

My Commission Expires: 7-24-10

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903