BILL GARRETT, Davidson County
Trans:T20090076488 DEEDWARR
Recvd: 11/09/09 13:27 5 pgs
Fees:28.00 Taxes:2075.70
20091109-0103559

This Instrument Prepared By:
Kelly L. Worman, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP PARCEL**
John W. McClellan and wife Jo Ella McClellan 1407 Chickering Road Nashville, Tennessee 37215	Same	091-150-096.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $561,000.00.

Affiant

Subscribed and sworn to before me this the 6th day of November, 2009.

PHENA E. GRIMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: January 9, 2012

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Richland Center, LLC, a Tennessee limited liability company, as to a Seventy-Five percent (75%) interest and Green Island Investment, LLC, a Tennessee limited liability company, as to a Twenty-Five (25%) percent interest**, hereinafter called "GRANTORS," have bargained and sold, and by these presents do transfer and convey unto **John W. McClellan and wife, Jo Ella McClellan**, hereinafter called "GRANTEES," their heirs and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property known as 5200 Charlotte Avenue, Nashville, Tennessee.

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 Grantors do covenant with the said Grantees that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantors do further covenant and bind themselves, their successors, assigns, 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 this 6th day of November, 2009.

GRANTORS:

Richland Center, LLC, a Tennessee limited liability company

By: _____

Title: Chief Manager

Green Island Investment, LLC, a Tennessee limited liability company

By: _____

Title: MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John L. Morse, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Mgr of Richland Center, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him self as Chief Manager.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 6th day of November, 2009.

Phena E Grimes
Notary Public

PHENA E. GRIMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

January 9, 2012

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark Adam Cleveland, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged his self to be managing member of Green Island Investment, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such managing 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 him self as managing member.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 6th day of November, 2009.

Phena E Grimes
Notary Public

PHENA E. GRIMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

January 9, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 1101 and 1103 on the Plan of Block 144, Plan No. 1, West Nashville, as shown on plat of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richland Center, LLC, as to a seventy-five percent (75%) interest and Green Island Investment, LLC, as to a twenty-five percent (25%) interest by Special Warranty Deed of record in Instrument No. 200806200063651, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2010 and subsequent years which have been assumed by the Grantees herein.

2. All matters shown on the plat of record in Plat Book 57, page 74, and Plat Book 57, page 75, Register's Office for Davidson County, Tennessee.