This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090080716 DEEDWARR
Recvd: 11/30/09 14:45 2 pgs
Fees:13.00 Taxes:1529.03
20091130-0109428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is Greater, is $413,250.00.

James H. Harris III
Affiant

Subscribed and sworn before me this the 25th day of November, 2009.

Anna R. Totty
Notary Public
My commission expires: 9/3/12

ANNA R. TOTTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
La Loca, LLC 2714 Westwood Drive Nashville, TN 37204	SunTrust Mortgage Inc. 401 Commerce St. Suite 6100 Nashville, TN 37219	118-2-225

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HBS REAL ESTATE PARTNERSHIP, A GENERAL PARTNERSHIP COMPOSED OF JEFFREY P. BRYANT, LAWRENCE P. SHORT, AND ANN P. HALL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LA LOCA, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 69 and the northerly 25 feet of Lot No. 70 in the Plan of George I, Waddey's Subdivision of Westwood, which plan is of record in Book 3332, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 69 and the northerly half of Lot No. 70 front together 75 feet on the easterly side of Seventh Avenue, South, extended, and run back eastwardly between parallel lines 180 feet to an alley in the rear.

Being the same property conveyed to HBS REAL ESTATE PARTNERSHIP, A GENERAL PARTNERSHIP COMPOSED O F JEFFREY P. BRYANT, LAWRENCE P. SHORT, AND ANN P. HALL by Deed from RON CHANCEY PRODUCTIONS, INC., dated September 25, 2003, of record as Instrument No. 20031003-0146632, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2714 Westwood Drive, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 25TH day of November, 2009.

HBS Real Estate Partnership
James H. Harris III
By: James H. Harris III, Authorized Agent

Jeffrey P. Bryant by James H. Harris III, his attorney-in-fact
James H. Harris III his attorney-in-fact

Ann P. Myers by James H. Harris III, her attorney-in-fact
Ann P. Myers by James H. Harris III her attorney-in-fact

Lawrence P. Short by James H. Harris III, his attorney-in-fact
Lawrence P. Short by James H. Harris III his attorney-in-fact

STATE OF TENNESSEE,
COUNTY OF DAVIDSON.

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James H. Harris, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the authorized agent of the within named bargainor, a Partnership, and that he, as such authorized agent, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by the said James H. Harris, III as such authorized agent.

Witness my hand and official seal this 25th day of November, 2009.

My Commission Expires: 9/3/12

Anna R. Totty
Notary Public

ANNA R. TOTTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON.

On this 25th day of November, 2009, before me, the undersigned Notary Public in and for said County and State, personally appeared James H. Harris III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ann P. Hall a/k/a Ann P. Myers, by his Limited Power of Attorney dated 9 November 2009, and who acknowledged that he executed the same as the free act and deed of Ann P. Hall a/k/a Ann P. Myers.

Witness my hand and official seal this 25th day of November, 2009.

My Commission Expires: 9/3/12

Anna R Totty
Notary Public

ANNA R. TOTTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON.

On this 25th day November , 2009, before me, the undersigned Notary Public in and for said County and State, personally appeared James H. Harris III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeffrey P. Bryant, by his Limited Power of Attorney dated 17 November 2009, and who acknowledged that he executed the same as the free act and deed of Jeffrey P. Bryant.

Witness my hand and official seal this 25th day of November, 2009.

My Commission Expires: 9/3/12

Anna R. Totty
Notary Public

ANNA R. TOTTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON.

On this 25th day of November, 2009, before me, the undersigned Notary Public in and for said County and State, personally appeared James H. Harris III, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lawrence P. Short, by his Limited Power of Attorney dated 20 November 2009, and who acknowledged that he executed the same as the free act and deed of Lawrence P. Short.

Witness my hand and official seal this 25th day of November, 2009.

My Commission Expires: 9/3/12

Anna R Totty
Notary Public

ANNA R. TOTTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.