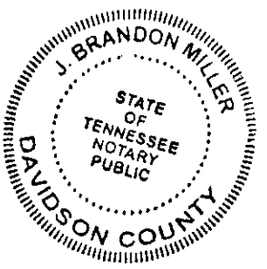
Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2009.

Notary Public

My commission expires: 11-22-10

BILL GARRETT, Davidson County
Trans:T20090082306 DEEDWARR
Recvd: 12/04/09 12:49 2 pgs
Fees:13.00 Taxes:481.00

20091204-0111272

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Woodland Street Partners LLC	New Owner	Map: 083-06-0
338 Harrison Street		Parcel: 186.00
Nashville, TN 37219		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DWIGHT HOLCOMBE, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WOODLAND STREET PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 9 on the Plan of Sneed and Hamilton's Re-subdivision of Lots Nos. 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 in the First Subdivision of Brownsville of record in Plat Book 161, Page 149, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50 feet on the southerly side of Tillman, formerly Fall Street and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Dwight Holcombe by deed from Jerry Wilson Perrell of record as Instrument No. 20070403-0039555, in the Register's Office for Davidson County, Tennessee, dated March 30, 2007.

This is improved property known as 212 Fall Street, Nashville, TN, 37206.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of December, 2009.

Dwight Holcombe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dwight Holcombe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of December, 2009.

Notary Public

My Commission Expires: 11-22-10

