BILL GARRETT, Davidson County
Trans:T20100005392 DEEDWARR
Recvd: 01/27/10 15:32 3 pgs
Fees:18.00 Taxes:370.00
20100127-0006963

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Donald A Worrell Sr.
Affiant

Subscribed and sworn to before me, this the 26th day of January, 2010.

Notary Public
My commission expires: NOTARY PUBLIC AT LARGE Joe Vaulx Crockett, III My Commission Expires January 7, 2013 STATE OF TENNESSEE

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
NRM, LLC 639 Lafayette Street Nashville, TN 37203	Same	Map 81-8/Parcel 381

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SDTEN ENTERPRISES, LLC, a Delaware limited liability company ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto NRM, LLC, and Tennessee limited liability company ("GRANTEE"), its successors, heirs, and assigns, certain real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 706 Garfield Street, Nashville, Tennessee 37208

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: Taxes for the current year, which have been prorated by the parties and will be paid by GRANTEE.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and

interest thereto belonging to GRANTEE, its successors, heirs, and assigns, forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds himself, his heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its successors, heirs, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25 day of January, 2010.

SDTEN ENTERPRISES, LLC, a Delaware limited liability company

By: Daphne Epiboim

Name: Daphne Epiboim

Its: Manager

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Before me, PIRATPAL K. HAYNES, a Notary Public in and for the County and State aforesaid, personally appeared Daphne Epiboim, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be manager of SDTEN Enterprises, LLC, the within named bargainor, a limited liability company, and that (s)he as manager of such limited liability company, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by personally signing the name of the limited liability company by himself/herself as manager.

WITNESS my hand and seal in Los Angeles, California, this the 25th day of January, 2010.

PIRATPAL K. HAYNES
Commission # 1714165
Notary Public - California
Los Angeles County
My Comm. Expires Feb 1, 2011

Piratpal K. Haynes

Notary Public
My Commission Expires: Feb 1, 2011

c:\wpdocs\nashvilleunion\706garfield\warrdeed.gen

EXHIBIT "A"

Property address: 706 Garfield Street, Nashville, Tennessee 37208.

LAND in Davidson County, Tennessee, situated at 706 Garfield Street, Nashville, Tennessee, which is part of Lot Nos. 222 and 224 in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for said County, and described as follows:

Beginning on the northern margin of Garfield Street (formerly Foster Street), 80 feet westerly from the western margin of Seventh Avenue North (formerly Vine Street); thence with the northerly margin of Garfield Street westerly 40 feet; thence at right angles northerly 103 feet 11 inches to a line between Lots 224 and 226; thence with said line easterly 40 feet; thence southerly 163 feet 11 inches to the beginning.

Being the same property conveyed to SDTEN Enterprises, LLC, by Deed from Charles T. Hoffman and wife, Joyce T. Hoffman of record in Instrument No. 20070402-0038631, Register's Office for Davidson County, Tennessee.