BILL GARRETT, Davidson County
Trans:T20100006841 DEEDWARR
Recvd: 02/03/10 12:28 3 pgs
Fees:18.00 Taxes:1056.35
20100203-0008613

NAME AND ADDRESS OF NEW OWN
949 Main, LLC.
1224 5th Avenue North
Nashville, Tennessee 37208

PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

SEND TAX NOTICES TO:
Owner

Map No. 082
Group 120
Parcels 273.00, 274.00, 275.00

DEED IN LIEU OF FORECLOSURE

For the good and valuable considerations hereinafter set forth, receipt of which is hereby acknowledged, **Alpha Street Real Estate Development and Investments, LLC, a Tennessee Limited Liability Company** (hereinafter "Grantor"), does hereby grant and convey to **949 Main, LLC, a Tennessee Limited Liability Company** (hereinafter "Grantee"), the following real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Tract One:

Land in Davidson County, Tennessee, Being Lot No. 9 and the westerly one-half or 3-1/2 feet of a 7-foot strip of land lying adjacent to and east of said Lot No. 9 on the Plan of D.D. Phillips' Silverdene Park Subdivision, of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 9 and said strip of land front together 53-1/2 feet on the northerly side of Main Street and runs back between parallel lines 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, page 504, said Register's Office.

Tract Two:

Land in Davidson County, Tennessee, Being Lot No. 10 on the Plan of D.D. Phillips' Silverdene Park Subdivision, of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines, 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, page 504, said Register's Office.

Tract Three:

Land in Davidson County, Tennessee, Being Lot No. 11 as shown on the map entitled the Plan of D.D. Phillips Silverdene Park Subdivision, of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 11 fronts 50 feet on the northerly side of Main Street and runs back between parallel lines, 170 feet to an alley.

Included in the above but excluded therefrom that portion described in the Deed of record in Book 3906, page 504, said Register's Office.

Being the same property conveyed to Alpha Street Real Estate Development and Investments, LLC., a Tennessee Limited Liability Company, by Warranty Deed from 949 Main, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20090512-0043675, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the Plat of record in Book 421, page 31, Register's Office for Davidson County, Tennessee and to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is unimproved property having an address of 0 and 949 Main Street, Nashville, Tennessee 37206.

The title to said property is hereby warranted by Grantor against all persons whomsoever subject to matters above set forth. It is further warranted and covenanted by Grantor in executing this deed, and agreed by Grantee in accepting it, as follows:

1. That the consideration for the execution of this deed consists of:

(a) Full cancellation and release of record of that certain Deed of Trust executed by Alpha Street Real Estate Development and Investments, LLC, a Tennessee Limited Liability Company, to Joseph V. Ferrelli, Trustee, for the benefit of 949 Main, LLC, a Tennessee Limited Liability Company, which Deed of Trust was dated April 23, 2009, and recorded in Instrument No. 20090512-0043676, Register's Office for Davidson County, Tennessee.

2. That the total consideration, set forth in 1(a) above for the execution of this deed is equal to and represents the fair value of the real property described herein and includes the fair and reasonable value of Grantor's interest in said property.

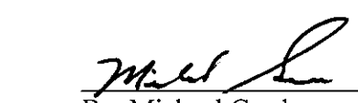
3. This deed, given for the express consideration set forth in 1(a) above is executed voluntarily and not as a result of duress or threats of any kind, and is bona fide and not given to hinder, delay or defraud the rights of creditors or contravene the bankruptcy laws of the United States.

4. This deed is not given as security for the payment of money or indebtedness, or as security of any kind or nature, and there is no agreement or understanding, oral or written, between Grantor and Grantee, herein, or any other person whomsoever relative to a reconveyance of the above described property to said Grantor, or to a sale or conveyance to anyone else for the benefit of Grantor, or to any division of any proceeds realized from said property by sale or otherwise.

5. That the actual possession of the property herein conveyed has been surrendered and delivered to Grantee and Grantor intends by this Deed to vest the absolute and unconditional title to said property in Grantee, and forever to estop and bar Grantor and Grantor's heirs, executors or administrators from having or claiming any right, title or interest of any nature whatsoever, either in law or in equity, or in possession or in expectancy, in and to said property or any part thereof.

WITNESS MY HAND on this 23rd day of April, 2009.

ALPHA STREET REAL ESTATE DEVELOPMENT AND INVESTMENTS, LLC.



By: Michael Gordon
It's: Treasurer

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Michael Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Treasurer of Alpha Street Real Estate Development and Investments, LLC., the within name bargainor, a Tennessee limited liability company, and that he as such Treasurer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Treasurer.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, on the 23rd day of April, 2009.

Notary Public

My commission expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $285,500.00

Affiant

Sworn to and subscribed before me this the 22nd day of January, 2010.

Notary Public

My commission expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013