THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,106,200.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF Feb, 2010 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis M. Taylor, Trustee of The WP 2010 Revocable Trust	TriStar Sports & Entertainment c/o Louise M. Taylor	MAP 116-08-H
190 Moultrie Park	215 Ward Circle	PARCEL 190.00CO
Nashville, TN 37205	Ste 200 Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Leslie M. Oberst ,** a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Louis M. Taylor, Trustee of The WP 2010 Revocable Trust**

HEREINAFTER CALLED THE GRANTEES, 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. 190 on the Resubdivision of Lots 189 & 190 of Sugartree, Phase 3, Revised, of record in Book 5210 page 213, revised in Book 5508 page 932 and further amended in Book 5531 page 5, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Leslie M. Oberst, a single woman, by deed from Raymond C. Whiteaker and Janice M. Whiteaker, Trustee's of The Whiteaker Family Trust dated April 1, 2004 of record in Instrument No. 20070622-0075111, Registers Office for Davidson County, Tennessee, dated June 21, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Covenants, Conditions and Restrictions of Sugartree of record in book 4857 page 157, amended in Book 4874 page 463, Book 4911 page 356, Book 4996 page 126, Book 5003 page 688, Book 5087 page 220, Book 4857 page 157, Book 5152 page 401, Book 5514 page 138, Book 5691 page 61 and Book 11758 page 466 (3) Sewer Easements in Book 3400 page 63, Book XXXX page 367 and Book 7061 page 100 (5) All matters appearing on the plan of record in Book 5210 page 213, revised in Book 5508 page 932 and further amended in Book 5531 page 5; (6) All applicable governmental and zoning regulations. *4005

This is () UNIMPROVED(X) IMPROVED property known as **190 Moultrie Park, Nashville, TN 37205.**

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs 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 my hand(-) this the 10th day of February, 2010.

Leslie M. Oberst

BILL GARRETT, Davidson County
Trans:T20100009105 DEEDWARR
Recvd: 02/16/10 10:48 2 pgs
Fees:13.00 Taxes:4092.94
20100216-0011658

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leslie M. Oberst** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of February, 2010.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of February, 2010.

My Commission expires _____

Notary Public