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20100219-0012807

This document prepared by
John Earl Buttolph Esq. 5020 Campus Drive
and upon recording return to: Newport Beach CA 92660
Fidelity National Title
22 Century Blvd Suite 200
Nashville TN 37214

LIMITED WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INDENTURE is made this 26th day of January, 2010 between LFR N FIRST STREET, LLC, a Tennessee limited liability company, as party of the first part, and NASHVILLE INVESTMENT PROPERTIES LLC, a Florida limited liability company, as party of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at hand at and before sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey to the said party of the second part, its successors and assigns:

Lots 10, 11, 12 and 13 on the G.W.Thompson Place, being a subdivision of the Orndorff Purchase of the V.S.Lindsley Addition, as of record in Plat Book 57, Page 86, to which plat reference is hereby made for a more particular description thereof, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LFR N First Street, LLC, a Tennessee limited liability company by Deeds of record in Instrument No, 20060512-0056070 and 20060512-0056071, Register's Office for Davidson County, Tennessee.

And as more particularly described in Exhibit A (Legal Description) attached hereto and incorporated herein, together with and subject to all those items ~~set forth on Exhibit B (Permitted Exceptions)~~ attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, including leases, to the only proper use, benefit and behoof of the party of the second part, its successors and assigns, against the lawful claims of all persons claiming through the party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand the day and year first written above.

Signed, sealed and delivered
In the presence of:

Unofficial Witness

Notary Public

Commission Expiration Date: 5/21/10

LFR N FIRST ~~STREET~~, LLC

By: John Tsein

Title: Manager

[NOTARIAL SEAL]

DAVID C. BROWN
COMM. #1668693
Notary Public-California
ORANGE COUNTY
My Comm. Exp. May 21, 2010

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 26th day of January, 20 10, by John Fang Tsern,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

DAVID C. BROWN
COMM. #1668693
Notary Public-California
ORANGE COUNTY
My Comm. Exp. May 21, 2010

(Seal) Signature

New owner + send tax bills to Nashville Investment Properties LLC
at Property Address: 829 Dickerson Pike, Nashville TN

Map + Parcel: 082060000900

STATE OF TN
COUNTY OF Davidson

The actual consideration or true value, whichever is greater for this transfer is $660,000.00

Affiant

Subscribed and sworn to before me, this the 8th Day of Feb 2010

Notary

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 3, 2011

EXHIBIT "A"

Lots 10, 11, 12 and 13 on the G. W. Thompson Place, being a subdivision of the Orndorff Purchase of the V. S. Lindsley Addition, as of record in Plat Book 57, page 86, to which plat reference is hereby made for a more particular description thereof, Register's Office for Davidson count, Tennessee.

All that certain piece, parcel, or tract of land situate, lying, and being located in The City of Nashville, Davidson County, State of Tennessee, containing 0.690 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Sun Trust #341", dated December 12, 2005, prepared by Barrett Surveying Group (R Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found flat bar (Labeled as P.O.B) located on the eastern right-of-way of North Dickerson Pike and the common corner of N/F Jerry Cook (DB 10246-326), thence running along the common property line of N/F Jerry Cook S 84°51'50" E 150.60 feet to an iron pin found 5/8" rebar bent on the western right-of-way line of a 12' alley #309, thence running along the 12' alley S 04°S33'26" W 199.80 feet to an iron pin found 3/4" rebar bent at the common corner of N/F Mahmod Ahmad (DB 200510190126130), thence running along the common property line of N/F Mahmod Ahmad N 84°48'02" W 150.52 feet to an iron pin found 5/8" rebar on the eastern right-of-way of North Dickerson Pike, thence running along the eastern right-of-way line of North Dickerson Pike N 04°32'00" E 199.63 feet to the point of beginning.

Being the same property conveyed to LFR N. First Street, LLC, a Tennessee limited liability company by Deeds of record in Instrument No. 20060512-0056070 and 20060512-0056071, Register's Office for Davidson County, Tennessee.