This document prepared by:
J. Thomas Martin, Attorney, 49 Music Square West, Nashville, TN 37203

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100027984 DEEDWARR
Recvd: 05/10/10 15:19 2 pgs
Fees: 13.00 Taxes: 360.69
20100510-0035822

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

The actual consideration or value, whichever is Greater for this transfer is $ 97,482.63

Affiant

Subscribed and sworn to before me, this 10TH day of May, 2010.

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

THOMAS J. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
BSR PROPERTIES OF NASHVILLE, LLC 512 D.B. TODD BLVD. NASHVILLE, TN 37208	BSR PROPERTIES OF NASHVILLE, LLC 2765 HILLSBORO RD BRENTWOOD, TN 37027	092 08 0 120.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s) , and other good and valuable consideration, the receipt of which is hereby acknowledged, RESTORATION PROPERTIES, LLC, herein called the Grantor(s) has bargained and sold, and by these presents do transfer and convey unto BSR PROPERTIES OF NASHVILLE, LLC., their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, TENNESSEE, described as follows, to wit:

Being Lot No. 40 in Hodson's Addition to Nashville, Tennessee, a plan of which is of record in Book No. 21, page 136, Register's Office for Davidson County.

Said Lot No. 40 fronts 58 feet on the east side of Bostoc or McTyeire Street, now 19th Avenue, North and runs back between parallel lines and with the southern margin of a 20 foot alley, 150 feet to an alley in the rear.

Being the same property conveyed to Restoration Properties, LLC by deed from Nathaniel K. Hicks and Tim D. Dansby of record in Document Number 20031229-0183050, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and right-of-ways as shown of record.
This is improved property known as 512 D.B. Todd Blvd., Nashville, Tennessee 37208

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

GRANTOR:

RESTORATION PROPERTIES, LLC

BY: _____
Byron C. Roberts

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On May 10, 2010, before me, a Notary Public in and or said County and State aforesaid, personally appeared Byron C. Roberts, personalty known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as a Member of Restoration Properties, LLC, the within named Grantor(s).

_____
Notary Public

My Commission Expires: 1/6/14

J. THOMAS MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.