Special Warranty Deed

THIS INSTRUMENT PREPARED BY:
R. KIRKLAND MOSER, ATTORNEY
OLD REPUBLIC TITLE COMP. OF TENNESSEE
201 4TH AVENUE NORTH STE 150
NASHVILLE, TN 37219

BILL GARRETT, Davidson County
Trans:T20100029234 DEEDWARRSP
Recvd: 05/14/10 14:30 3 pgs
Fees:18.00 Taxes:1448.55
20100514-0037449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$400,000.00~~ $391,500.00

Affiant

Subscribed and sworn to before me, this 13th day of May, 2010.

Notary Public

My Commission Expires: January 10, 2014

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel
208 Crutchfield Partnership c/o 3731 Charlotte Avenue Nashville, TN 37209	SAME	106-11-12.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **One Eagle, LLC, a Michigan limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **208 Crutchfield Partnership, a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, and being known and designated as Lot 1 on the Final Plat of Lots 1 and 2, Brown Subdivision, recorded as Instrument No. 20020513-0058572, in the Davidson County Register's Office, said lot being more particularly bounded

and described by map of record aforesaid, to which map specific reference is hereby made for a more particular description.

Being the same property conveyed to One Eagle, LLC, by deed from Samuel J. Furrow of record as Instrument No. 20040915-0111429, said Register's Office.

This conveyance is subject to the following:

1. 2010 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20020513-0058572, said Register's Office.

This is improved property known as 208 Crutchfield Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and we do further covenant and bind ourselves, our heirs and assigns, to specially warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 13 day of May, 2010.

One Eagle, LLC, A Michigan limited liability company

By: Tim OnderLinde
Title: Member

STATE OF MICHIGAN)
COUNTY OF KALAMAZOO)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tim OnderLinde, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of One Eagle, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member.

Notary Public

My Commission Expires: January 10, 2014

