This Instrument Prepared By:
TENNESSEE TITLE AGENCY CO., INC.
20 Music Circle East
Nashville, Tennessee 37203

ADDRESS NEW OWNER:

HOOPER PROPERTY LLC
1429 GREENWOOD AVENUE
NASHVILLE, TN 37206

MORTGAGEE:

TENNESSEE LOAN CO., INC.
20 MUSIC CIRCLE EAST
NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20100043051 DEEDWARR
Recvd: 07/14/10 09:45 3 pgs
Fees:18.00 Taxes:660.08
20100714-0055112

SEND TAX BILL:

"Same"

MAP AND PARCEL:
08209019000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TENNESSEE LOAN CO., INC. (a Tennessee Corporation)**, ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto, **HOOPER PROPERTY LLC, (A Tennessee Limited Liability Company)**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows:

See Attached Exhibit "A"

This conveyance is made subject to the real estate taxes for 2010, and subsequent years; Easements of record and other such limitations and restrictions and easements as may affect the premises.

This is improved property commonly known as : **1316 4th Avenue North**
NASHVILLE, TENNESSEE 37208

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever, and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of June, **2010.**

TENNESSEE LOAN CO., INC.

By: _____
John Kimery
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Beverly M. Hobbs, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **JOHN KIMERY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of TENNESSEE LOAN CO., INC., a Tennessee Corporation, the within named bargainor, and he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President of TENNESSEE LOAN CO., INC., the within named bargainor. executed the foregoing instrument, for the purposes therein contained by signing their names as their free act and deed..

Witness my hand and official seal this 13th day of July, 2010.

BEVERLY M. HOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 01/06/2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ **178,400.00**.

AFFIANT

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

BEVERLY M. HOBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 01/06/2014

EXHIBIT "A"

Property Description

A CERTAIN TRACT or PARCEL OF LAND, LYING AND BEING SITUATED IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, Being the southerly 50 feet of Lot No. 30, as shown on the map entitled D.T. McGavock's First Addition to Nashville, of record as Book 10, page 606, Register's Office for Davidson County , Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 50 feet, more or less, on the easterly side of 4th Avenue North and runs back between parallel lines 177 feet, more or less, to an alley.

Being the same property conveyed to RICK M. FILER, UNMARRIED, by deed from JACK D. MILLER, UNMARRIED, of record as Instrument No. 20030916-0136142, dated September 15, 2003, said Register's Office. Being furthered conveyed to J.N. PROPERTIES, LLC , by quitclaim deed from RICK M. FILER, of record as Instrument No. 20050506-0051209, dated February 7, 2005, said Register's Office.

AND BEING the same property conveyed to TENNESSEE LOAN CO., INC., by quitclaim deed from J.N. PROPERTIES, LLC, of record as Instrument No. 20100713-0054834, dated July 13, 2010, Register's Office for Davidson Countty.

The Real Properly or its address is commonly known as: **1316 4th Avenue North**
Nashville, Tennessee

Map / Parcel No.: **08209019000**