THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***175,000.00.

Affiant

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

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20100050641 DEEDWARR
Recvd: 08/16/10 13:51 2 pgs
Fees:13.00 Taxes:647.50
20100816-0064520

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
GBD, LLC 2324 Winford Avenue Nashville, Tennessee 37211	GBD, LLC 4431 Petit Avenue Encino, California 91436	MAP 118-08-0 PARCEL 035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars ($***175,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, James Richie and wife, Catherine Richie, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto GBD, LLC, a Tennessee limited liability company, (hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 152 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to James Richie and wife, Catherine Richie, by Warranty Deed dated March 8, 2006, from Johnson Brothers Enterprises, a general partnership, James M. Johnson, Jr. unmarried, Tracy Johnson, a married man and Mark Johnson, a married man, of record as Instrument No. 20060317-0031201 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2324 Winford Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, its successors and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Grandview Heights of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 13th day of August, 2010.

James Richie

Catherine Richie

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 James Richie and Catherine Richie, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY