BILL GARRETT, Davidson County
Trans:T20100051869 DEEDWARR
Recvd: 08/20/10 10:54 3 pgs
Fees:18.00 Taxes:1850.00
20100820-0065974

THIS INSTRUMENT PREPARED BY:

Richard B. Montgomery, III
Deutsch, Kerrigan & Stiles, LLC
755 Magazine Street
New Orleans, LA 70130

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL:
Taylor Fortune Group Tennessee, LLC 5920 Veterans Boulevard Suite 204 Metairie, LA 70003	NEW OWNER	Map 118-16 Parcel 046

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, 2940 Foster Creighton, LLC, a Louisiana limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Taylor Fortune Group Tennessee, LLC, a Tennessee limited liability company, hereinafter the Guarantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Sidco, Section III, of record in Book 2663, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to 2940 Foster Creighton, LLC, by Deed from Roy S. Jones and Cynthia Lynn Jones, of record at Instrument Number 20100429-0032684, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 2940 Foster Creighton Drive, Nashville, Tennessee, 37204.

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, its successors and assigns, forever; and Grantor covenant with the said Grantee, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its heirs and assigns, 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 17th day of August, 2010.

2940 FOSTER CREIGHTON, LLC

BY: _____
HALAL MAHDI, MANAGER

STATE OF LOUISIANA
PARISH OF ORLEANS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 2940 Foster Creighton, LLC, the bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seat at New Orleans, Louisiana, this 17th day of August, 2010.

RICHARD B. MONTGOMERY, III
NOTARY PUBLIC NO. 4178
My commission expires with life.

STATE OF LOUISIANA
PARISH OF ORLEANS

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

AFFIANT – HALAL MAHDI, MANAGER OF
TAYLOR FORTUNE GROUP
TENNESSEE, LLC

Subscribed and sworn to before me this
17th day of August, 2010.

RICHARD B. MONTGOMERY, III
NOTARY PUBLIC NO. 4178
My commission expires with life.

EXHIBIT "A'
Permitted Encumbrances

(a) Taxes for the year 2010 and subsequent years, not yet due and payable, said taxes have been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 2663, Page 41, Register's Office for Davidson County, Tennessee.

(c) Easement for use of all sewerage facilities and equipment in, or and over the premises as set out in a deed from C.F. Cole, Jr., Substitute Trustee, to Suburban Industrial Development Company, of record in Book 2707, Page 619, Register's Office for Davidson County, Tennessee, which easement and right of way were subsequently conveyed to the City of Nashville Public Works Department of record in Book 3434, Page 174, said Register's Office.

(d) The exception and reservation in favor of the United States of American in and to all fissionable materials as described and set forth in a certain deed from the U.S.A. to DeWitt Carter, Trustee, of record in Book 2152, Page 347, Register's Office for Davidson County, Tennessee.

(e) The ownership of and rights of Suburban Industrial Development Company in connection with any and all sewerage lines and utility reservations for railroad right of way, as set forth in the deed of record in Book 2293, Page 573 and in Book 2499, said Register's Office.

(f) Easement for water main to the City of Nashville, of record in Book 2244, Page 611 and Book 2703, Page 402, Register's Office for Davidson County, Tennessee.

(g) Matters shown on the Boundary As-Built Survey for Merrill Stone Co., 2940 Foster Creighton Drive, by Ragan-Smith Murphy & Associates, Inc., John D. Spry, dated March 19, 1985, as Job Number 85-035.