BILL GARRETT, Davidson County
Trans:T20100051952 DEEDWARR
Recvd: 08/20/10 14:32 2 pgs
Fees:13.00 Taxes:64.10

20100820-0066123

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of August, 2010, by and between Stonecrest Investments, LLC, a California LLC, party of the first part, and Woodbine Community Organization (WCO), Inc, a Tennessee nonprofit Corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 92, on the Plan of Falconer & Ashcrafts Subdivision of Lots 18 and 19, Boyd McNairy Tract, of record in Book 57, Page 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stonecrest Investments, LLC by quit claim deed dated July 7, 2010 at Instrument No. * in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Stonecrest Income and Opportunity Fund, by virtue of that certain Quit Claim Deed dated July 24, 2009, at Instrument No. 20090924-0088980 in the Register's Office of Davidson County, Tennessee.

* 20100820-0066122

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Stonecrest Investments, LLC by:
Jon Freeman, President

STATE OF CA
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, ***Jon Freeman,*** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the President of Stonecrest Investments, LLC, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office this 20th day of August, 2010.

SHANNA CHRISTENBERRY
Commission # 1798579
Notary Public - California
Santa Clara County
My Comm. Expires May 19, 2012

Notary Public

My Commission Expires: _____

Property Owner & Address:	Woodbine Community Organization (WCO) Inc 222 Oriel Avenue Nashville, TN 37210
Tax Parcel No	09206049500
Property Address:	2520 Booker Street Nashville, TN 37208
MAILTAX BILLS TO:	Woodbine Community Organization (WCO), Inc. 222 Oriel Avenue **Nashville, TN 37210**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is $17,325.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of August, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY