G#22657-7 BOX #14A

FROM: David M. Ikeda and Betty M. Ikeda, Trustees of the Ikeda Living Trust, dated August 30, 2003

TO: Hearthstone Ventures, Inc., a Tennessee corporation

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Hearthstone Ventures, Inc. 1705 21st Avenue South Nashville, TN 37212-3703	(same)	Map 104-8 Parcel 101

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $680,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2010.

Notary Public
My Comm. Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100052045 DEEDWARRSP
Recvd: 08/23/10 08:50 2 pgs
Fees:13.00 Taxes:2516.00
20100823-0066220

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 considerations, the receipt and sufficiency of which are hereby acknowledged, David M. Ikeda and Betty M. Ikeda, Trustees of the Revocable Ikeda Living Trust, U/A/D August 30, 2003, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Hearthstone Ventures, Inc., a Tennessee corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Map of P. J. Tinsley's Addition to Nashville, as of record in Book 421, Page 91, Register's Office for Davidson County, Tennessee, and being more particularly described according to an ALTA/ACSM Land Title Survey prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, dated June 14, 2010, as follows:

COMMENCING at the intersection of the northerly right-of-way line of Belcourt Avenue, 50 feet in width, and the westerly right-of-way line of 21st Avenue South, 70 feet in width; thence, with the westerly right-of-way line of 21st Avenue South, North 06° 27' 28" East, 112.11 feet to the Northeast corner of the property conveyed to Bookman Used Books, LLC, of record as Instrument No. 20020513-0058274, Register's Office for Davidson County, Tennessee; thence, leaving the westerly right-of-way line of 21st Avenue South with the northerly line of Bookman Used Books, LLC, North 83° 27' 59" West, 73.00 feet to a new "X" chiseled on top of a wall at a corner common with the property conveyed to Belcourt Theater, Inc., Tract IV, of record as Instrument No. 20090219-0014396, said Register's Office; thence, with the northerly line of Belcourt Theater, North 83° 36' 59" West, 105.50 feet to a PK nail set on the easterly right-of-way line of Alley No. 814, 12 feet in width; thence, with the easterly right-of-way line of Alley No. 814, North 06° 27' 27" East, 50.28 feet to a PK nail set on the southerly line of Mid-State Educators Credit Union, of record in Book 4405, Page 221, said Register's Office; thence, with the southerly line of Mid-State Educators Credit Union, South 83° 27' 59" East, 178.50 feet to building corner on the westerly right-of-way line of 21st Avenue South; thence, with the westerly right-of-way line of 21st Avenue South, South 06° 27' 28" West, 50.00 feet to the point of BEGINNING, containing 8,940 square feet or 0.205 acres, more or less.

Being the same property conveyed to David M. Ikeda and Betty M. Ikeda, Trustees of the Revocable Ikeda Living Trust, dated August 30, 2003, by deed from David M. Ikeda and Betty M. Ikeda, of record as Instrument No. 20030903-0127620, Register's Office for said County.

This is improved property located at 1705 21st Avenue, South, Nashville, Tennessee 37212

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Metropolitan Government Taxes.

2. All matters shown on the plan of record in Book 421, Page 91, said Register's Office.

3. Limited Use Agreement of record as Instrument No. 20011115-0125569, said Register's Office.

4. Title to such portion of the premises as may be embraced within the present right-of-way of 21st Avenue South.

5. Rights or claims of tenants in possession.

6. All matters shown on the ALTA/ACSM Land Title Survey prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., dated June 14, 2010.

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 GRANTORS further covenant and bind themselves, their successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTORS (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 20 day of August, 2010.

David M. Ikeda, Trustee of the Revocable
Ikeda Living Trust, dated August 30, 2003

Betty M. Ikeda, Trustee of the Revocable
Ikeda Living Trust, dated August 30, 2003

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 David M. Ikeda and Betty M. Ikeda, Trustees of the Revocable Ikeda Living Trust, dated August 30, 2003, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20 day of August, 2010.

NOTARY PUBLIC

JOHN T. COX
STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 2/24/13