BOX 10-A

WARRANTY DEED BILL GARRETT, Davidson County Trans:T20100052144 DEEDWARR Recvd: 08/23/10 11:07 2 pgs Fees:13.00 Taxes:3311.50 20100823-0066378	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is $895,000.00 Affiant Subscribed and Sworn to before me, this 18th day of August, 2010. Notary Public My commission expires: _____ CHRISTINE L. LLOYD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Wesley M. Sullivan 115 Taggart Avenue Nashville, TN 37205	New Owner	13005008300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Commodore Capital, LLC,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Wesley M. Sullivan and wife Wendy W. Sullivan,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being part of Lot No. 18 of Block "E" on the Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, page 72, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Commodore Capital, LLC by deed from Carlos A. Ryerson and wife, Polly D. Ryerson of record in Instrument No. 20080408-0035297, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1130, Page 72, said Register's Office.

This is (x) improved ( ) unimproved property known as 115 Taggart Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 18th day of August, 2010.

Commodore Capital, LLC

BY: Carlos R Ryerson by Jody Hull attorney in fact (A) JH

CARLOS R. RYERSON,
Managing Member
by Jody Hull by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On August, 18, 2010, before me personally appeared Jody Hull, to me known to be the person who executed the foregoing instrument in behalf of Carlos R. Ryerson, Member/Manager of Commodore Capital, LLC and acknowledged that she executed same as the free act and deed of said Carlos R. Ryerson for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 2010.

My Commission Expires:
1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC