Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August 2010.

Notary Public
My commission expires: 5/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/26/10 12:43 3 pgs
Fees:18.00 Taxes:536.50
20100826-0067612

Address of New Owner:	Send Tax Bills to:	Tax Information
Eloy Saban 2211 Dortch Avenue Nashville TN 37210	Same	1190101580

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged 115 Duluth, L.L.C. hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Eloy Saban and wife Susan Saban 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:

Land in Davidson County, Tennessee, being Lot No. 213 and the northerly part of Lot No. 214 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks No. 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries Subdivision as of record in Plat Book 332, page 21, Register's Office for said County, described as follows:

Said Lot 213 fronts 50 feet on the westerly side of Dortch Avenue and runs back 150 feet on the northerly line and 155 feet on the southerly line to an alley, measuring 50 feet thereon.

The northerly part of Lot No. 214 fronts 25 feet on the westerly side of Dortch Avenue and runs back 150 feet on the northerly line and 155 feet on the southerly line to an alley, measuring 24 feet thereon.

Being the same property conveyed to 115 Duluth L.L.C., a Tennessee Limited Liability Company by deed from William C. Martin, III, dated 01/31/07, of record in Instrument No. 20070201-0013202, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which

are not yet due and payable. 2) All matters appearing on plan of Overhill City and W.H. Fox Subdivision of record in Book 332 Page 21, Register's Office for Davidson County, Tennessee

This property is improved property known as 2211 Dortch Avenue, Nashville, Tennessee 37210

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 25th day of August, 2010.

115 Duluth, L.L.C.

BY: _____
Randy Kloke, Chief Manager/Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Randy Kloke, with whom I am personally acquainted, and who acknowledged themselves to be the Chief Manager/Sole Member of 115 Duluth, L.L.C, and as such Chief Manager/Sole Member being authorized so to do, executed this instrument for the purposes therein contained and on behalf of 115 Duluth, L.L.C.

Witness my hand, at office, this 25th day of August, 2010.

_____
Notary Public

My Commission expires: 3/29/11
FILE NO: 06574

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

