THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY September, 2010 Notary Public MY COMMISSION EXPIRES: May 8, 2012 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Michael Morgan, Trustee of The Easy Eye Sound Trust u/a/d August 18, 2010	J. Michael Morgan, Trustee	MAP 105-2
918 8th Ave South	~~318~~ 3817 Bedford Ave. #140	PARCEL 268
Nashville, TN 37203	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **918 8th Avenue South, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. Michael Morgan, Trustee of The Easy Eye Sound Trust u/a/d August 18, 2010**

HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being Lot No. 10 on the Plan of Bass Second Addition to Nashville of record in Plat Book 21, page 114, Registers office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 10 fronts fifty (50) feet on the east side of 8th Avenue South, formerly Spruce Street and runs back between parallel lines one hundred sixty five (165) feet to an alley, fifteen (15) feet wide.

Being the same property conveyed to 918 8th Avenue South, LLC, a Tennessee limited liability company by deed from Jacqueline P. Lakoff of record in Instrument No. 20090513-0044168, Registers office for Davidson County, Tennessee, dated May 4, 2009.

Also being the same property conveyed to Jacqueline P. Lakoff by virtue of Executor's Deed of record in Instrument No. 20030909-0131581, Registers office for Davidson County, Tennessee, dated September 8, 2003

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **918 8th Ave South, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 ___ hand( ) this the 22nd day of September, 2010.

918 8th Avenue South, LLC

BY: Jacqueline Lakoff, Member
Jacqueline Lakoff, Member

BILL GARRETT, Davidson County
Trans:T20100060303 DEEDWARR
Recvd: 09/24/10 10:54 2 pgs
Fees:13.00 Taxes:1036.00
20100924-0076184

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Jacqueline Lakoff with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of the maker, **918 8th Avenue South, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 22nd day of September, 2010.

My Commission expires May 8, 2012

Notary Public

