BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100071003 DEEDWARR
Recvd: 11/09/10 08:32 2 pgs
Fees:13.00 Taxes:1488.55
20101109-0089720

State of Tennessee)
County of Davidson)

G#22092-6

The actual consideration or value, whichever is greater, for this transfer is **$402,310.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of November, 2010.

Notary Public

My commission expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
927 Woodland Street, LLC	**"New Owner"**	**Map 082-12-0 Parcel 343.00**
927 Woodland Street		
Nashville, TN 37206		

FOR AND IN 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, WE,

DSS ProDiesel Partners, L.L.C., a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

927 Woodland Street, LLC, a Tennessee limited liability company

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 part of Lot Nos. 11, 12, and 13 on the Plan of Paynes Addition to Edgefield, as of record in Book 21, Page 70, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by R. Scot Cherry, Tennessee No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, dated July 30, 2009, revised August 6, 2009, as follows:

BEGINNING at a new chiseled "X" at the intersection of the northerly right-of-way line of Woodland Street, 50 feet in width, and the easterly right-of-way line of McFerrin Avenue, 30 feet in width; thence, with the easterly right-of-way line of McFerrin Avenue, North 41 deg 39 min 48 sec West, 78.99 feet to a new chiseled "X" at a corner common with the property conveyed to Jason Parker of record in Instrument No. 20060616-0072055, said Register's Office; thence, leaving the easterly right-of-way line of McFerrin Avenue with the southerly property line of said Jason Parker for the following three calls: 1) North 63 deg 04 min 27 sec East, 98.70 feet to an existing pk nail, 2) North 63 deg 14 min 12 sec East, 43.20 feet to an existing pk nail, 3) North 65 deg 13 min 32 sec East, 14.75 feet to an existing iron rod on the westerly property line of Robert V.B. Pounders III and wife, C.D. Pounders; thence, with the westerly property line of said Pounders, South 23 deg 19 min 58 sec East, 80.57 feet to an existing iron rod on the northerly right-of-way line of Woodland Street; thence, with the northerly right-of-way line of Woodland Street, South 65 deg 07 min 21 sec West, 131.58 feet to the point of BEGINNING, containing 11,319 square feet or 0.260 acres, more or less.

BEING part of the property conveyed to DSS ProDeisel Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed dated January 11, 2002, from DSS/ProDiesel, Inc., a Tennessee corporation, of record in Instrument No. 20020130-0013201, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; matters shown on the Plan of record in Book 21, Page 70, said Register's Office; a 32 foot Easement for Ingress and Egress as set out in the Deed of record in Book 9227, Page 111, said Register's Office; and taxes for the current year which have been prorated and paid by the Grantor herein.

This is improved (X) unimproved (____) property, known as: **927 Woodland Street, Nashville, Tennessee 37206** .

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 8th day of November, 2010.

DSS ProDiesel Partners, L.L.C., a Tennessee limited liability company

By: _____
Bernard W. Keith, Jr. Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Bernard W. Keith, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Chief Manager** of **DSS ProDiesel Partners, L.L.C.**, the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Bernard W. Keith, Jr.**, as **Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **8th** day of **November, 2010.**

_____
Notary Public

My Commission Expires: 2/24/13

