WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-10-1207

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haley Properties, LLC	same as (NAME)	
1207 Linden Avenue (ADDRESS)	new owner (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	10513009300

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we PETER G. FERRE' AND WIFE, WHITNEY S. FERRE', hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HALEY PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOTS 9 AND 10 ON THE BELMONT LAND COMPANY'S PLAN OF LOTS, CALLED BELMONT HEIGHTS, OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LINDEN AVENUE AND AN ALLEY, BEING THE NORTHWEST CORNER OF SAID LOT NO. 9; THENCE WITH THE SOUTHERLY MARGIN OF SAID AVENUE, EASTERLY 61.3 FEET TO EDWARD NEIDERHAUSER AND WIFE'S NORTHWEST CORNER; THENCE SOUTHERLY WITH THEIR WESTERLY LINE, 194.2 FEET TO THE NORTHERLY LINE OF LOT NO. 11; THENCE WITH SAID LINE, WESTERLY 71.3 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH THE EASTERLY MARGIN OF SAID ALLEY NORTHERLY 194 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PETER G. FERRE AND WHITNEY S. GILBERT BY DEED FROM WILLIAM E. HARKEY, RECORDED ON THE 1ST DAY OF FEBRUARY, 1996 IN BOOK 9933, PAGE 855, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. WHITNEY S. GILBERT HAVING SINCE MARRIED PETER G. FERRE' AND IS NOW KNOWN AS WHITNEY S. FERRE'.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 421, PAGE 34, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1207 Linden Avenue, Nashville, Tennessee 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County

Trans:T20110003822 DEEDWARR

Recvd: 01/19/11 13:51 2 pgs

Fees:13.00 Taxes:1147.00

20110119-0005260

Witness my/our hand(s) this 31st day of December, 2010.

Peter G. Ferre'

Whitney S. Ferre'

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter G. Ferre' and Whitney S. Ferre', the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of December, 2010.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903