Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Edwin S. Grant and William M. Grant 121 Duluth Avenue Nashville, TN 37209	Same as New Owner	Map: 091-050 Parcel: 166.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **115 Duluth, L.L.C.**, a Tennessee limited liability company ("Grantor") has bargained and sold, and hereby transfer(s) and convey(s) to **Edwin S. Grant and William M. Grant, each as one-half tenants in common** ("Grantee"), their heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; all matters as shown on subdivision plans of record in Instrument No. 20081105-0110088 and Instrument No. 20010119-0005939, Register's Office for Davidson County, Tennessee; all matters as shown in that Easement for Joint Cost of Installation and Maintenance Agreement of record in Instrument No. 20010301-0019387 and Joint Cost of Maintenance Agreement of record in Instrument No. 20110328002380 2, both in the Register's Office for Davidson County, Tennessee; all matters as shown in that Perpetual Easement of record in Instrument No. 20010301-0019384, Register's Office for Davidson County, Tennessee; all matters as shown in that Easement for Storm Water Detention Agreement of record in Instrument No. 20010207-0012281, Register's Office for Davidson County, Tennessee; all matters as shown in that Sewer Easement of record in Book 4122, page 311 and in Book 4365, page 286, Register's Office for Davidson County, Tennessee; all matters as shown in that Right of way for Duluth Avenue and Briley Parkway; Subject to lack of access to a controlled highway (Briley Parkway); 2011 County Taxes have been prorated at the time of this transfer and the Grantee assumes the payment thereof.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, their heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 121 Duluth Avenue, Nashville, TN 37209.

BILL GARRETT, Davidson County
Trans:T20110018014 DEEDWARR
Recvd: 03/28/11 14:41 3 pgs
Fees:18.00 Taxes:3459.50
20110328-0023803

EXECUTED this 28th day of March, 2011.

115 Duluth, L.L.C., a Tennessee limited liability company

By: _____, Chief Manager
Randall Kloke, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Randall Kloke, 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 115 Duluth, L.L.C., the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal, this the 28th day of March, 2011.

_____
Notary Public
My Commission Expires:

DAVID B GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires January 9 2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $935,000.00

_____
AFFIANT

Subscribed and sworn to before me this 28th day of March, 2011.

_____
NOTARY PUBLIC
My Commission Expires:

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, Resubdivision of Lot 1 Westover Subdivision, as shown on plat of record in Instrument No. 20081105-0110088, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to 115 Duluth, LLC, a Tennessee limited liability company, by deed dated March 1, 2001 from J. Muhich Asset Trust, of record in Instrument No. 20010301-0019385, Registers's Office for Davidson County, Tennessee.