WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-JD-11-1812

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
Woodland Street Partners, LLC	new owner (NAME)	
338 HARRISON STREET (ADDRESS)	(ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	83-10-454.00

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 NORTH EGG VENTURES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WOODLAND STREET PARTNERS, 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:

BEING LOT NO. 297 ON THE PLAN OF MCEWEN PLACE, OF RECORD IN BOOK 332, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE WESTERLY 8 FEET OF LAKEHURST DRIVE, AN EXISTING 50 FOOT RIGHT OF WAY TO BECOME A 42 FOOT RIGHT OF WAY ALONG THE WESTERLY SIDE OF LOT 297, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID IRON PIN BEING THE FRONT PROPERTY CORNER OF LOTS 296 AND 297: THENCE ALONG THE SOUTHERLY MARGIN OF ORDWAY PLACE SOUTH 83° 33' 51" EAST, 30.06 FEET TO AN IRON PIN FOUND: THENCE SOUTH 83° 20' 48" EAST, 8 FEET TO A POINT: THENCE LEAVING MARGIN OF ORDWAY PLACE ALONG NEW MARGIN OF LAKEHURST DRIVE SOUTH 9° 39' 12" WEST, 131.74 FEET TO A POINT ALONG THE WESTERLY MARGIN OF LAKEHURST DRIVE: THENCE NORTH 83° 20' 48" WEST, 8 FEET TO AN IRON PIN FOUND: THENCE NORTH 87° 11' 25" WEST 30.24 FEET TO AN IRON PIN, SAID PIN BEING THE REAR PROPERTY CORNER LOTS 296 AND 297: THENCE NORTH 9° 39' 32" EAST, 133.65 FEET TO THE POINT OF BEGINNING. CONTAINING 5,036.686 SQUARE FEET (+/-) OR 0.1156 OF ACRE (+/-) OF LAND.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM NORTH EGG VENTURES, LLC TO NORTH EGG VENTURES, LLC AS RECORDED ON THE 7TH DAY OF FEBRUARY, 2011 IN INSTRUMENT NO. 20110207-0010889 AND PART OF WARRANTY DEED FROM COLLEEN MCCORMICK, AN UNMARRIED PERSON TO NORTH EGG VENTURES, LLC AS RECORDED ON THE 3RD DAY OF SEPTEMBER, 2008 IN INSTRUMENT NO. 20080903-0090160, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 332, PAGE(S) 133, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 1812 Ordway Place, Nashville, Tennessee 37206

(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: T20110023356 DEEDWARR
Recvd: 04/20/11 13:19 2 pgs
Fees: 13.00 Taxes: 231.25
20110420-0030512

Witness my/our hand(s) this 5th day of April, 2011.

North Egg Ventures, LLC

By: _____
Myles Crawford, sole manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of April, 2011, before me personally appeared Myles Crawford, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole manager of North Egg Ventures, LLC, the within named bargainor, a limited liability company, and that he as such sole manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of April, 2011.

_____
Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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