WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-VRES-11-929

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
TBC I LLC	TBC I LLC	
816 Amble Road	(NAME) 816 Amble Road	
(ADDRESS) Shoreview, MN 55126	(ADDRESS) Shoreview, MN 55126	118-5-134.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL A. DEGREGORY AND WIFE, COLLEEN E. DEGREGORY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TBC I 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 THE 16TH, FORMERLY THE 7TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT #37 ON THE MAP SHOWING A SUBDIVISION OF A PART OF THE VAULX LAND, NOT OF RECORD, MADE BY EARL DRAKE, COUNTY SURVEYOR, ON JULY 1, 1921, AND BEING FURTHER SHOWN AS PART A ON A SURVEY MADE BY JAMES A. HAMILTON, JR., ON AUGUST 27, 1949, AND DESCRIBED AS FOLLOWS:□□BEGINNING AT AN IRON PIN ON THE SOUTHERLY MARGIN OF CLAYTON AVENUE 560 FEET WESTERLY FROM THE SOUTHWEST CORNER OF CLAYTON AVENUE AND CRAIG AVENUE MEASURED ALONG THE MARGIN OF SAID CLAYTON AVENUE; THENCE WESTERLY ALONG SAID MARGIN 151.2 FEET, THENCE SOUTHERLY 107.95 FEET TO A POINT IN THE NORTHWEST CORNER OF THE W. P. COOPER LAND; THENCE EASTERLY ALONG COOPER'S NORTH LINE 131.88 FEET; THENCE NORTHERLY 156.27 FEET.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. DEGREGORY AND WIFE, COLLEEN E. DEGREGORY BY WARRANTY DEED FROM JOSEPHINE FITZPATRICK, RECORDED ON THE 5TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010905-0096073, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 929 Clayton Avenue, Nashville, Tennessee 37204
(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:T20110033028 DEEDWARR
Recvd: 06/03/11 08:18 2 pgs
Fees:13.00 Taxes:925.00
20110603-0042384

Witness my/our hand(s) this 1st day of June, 2011.

Michael A. DeGregory

Colleen E. DeGregory

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael A. DeGregory and Colleen E. DeGregory, 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 1st day of June, 2011.

Notary Public

My Commission Expires: 10-16-11

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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