NEW OWNER:

DREAM BUILD NASHVILLE, LLC
2500 VAULX AVENUE
NASHVILLE, TN 37204

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 11-0321

Map & Parcel #11802003400

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20110033846 DEEDWARR
Recvd: 06/06/11 15:37 3 pgs
Fees:18.00 Taxes:921.30
20110606-0043350

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Nine Thousand and 00/100 Dollars ($249,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GEORGE W. LESTER, JR. and wife, LILLIE J. LESTER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DREAM BUILD NASHVILLE, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the 7th Civil District of **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land located in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, and being the entire northwesterly part of the property known as the Frank Porterfield Tract, as described in a deed from R. D. Johnson and wife, to Frank Porterfield, recorded in Book 132, Page 55, in the Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of lot formerly owned by said Porterfield in the center of Vaulx Lane, formerly Kirkman Avenue, old overland dummy line; and running with the north line of said tract, north 69° 45' east 300 feet to a stake; thence at right angles south 20° 15' east 100 feet to a stake; thence south 69° 45' west 275.8 feet to the center of Vaulx Lane, formerly Kirkman Avenue; thence with said center line, north 33° 15' west 103.2 feet to the beginning, containing 0.65 of an acre.

Being the same property conveyed to George W. Lester. Jr., and wife, Lillie J. Lester, by deed from Joseph A. Johnson, unmarried, dated April 29, 1969, and of record in Book 4330, Page 238, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2500 VAULX AVENUE, NASHVILLE, TN 37204**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before June 6, 2011.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 1st day of June, 2011.

George W. Lester Jr.
GEORGE W. LESTER, JR.

Lillie J. Lester
LILLIE J. LESTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GEORGE W. LESTER, JR. and wife, LILLIE J. LESTER,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of June, 2011.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

NOTARY PUBLIC

My commission expires: 10/16/11

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The actual consideration or value, whichever is greater, for this transfer is **$249,000.00** .

AFFIANT

Sworn to and subscribed to before me this 1st day of June, 2011.

NOTARY PUBLIC

My commission expires: 10/16/11

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON