THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETTCROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

BILL GARRETT, Davidson County
Trans:T20110081596 DEEDWARR
Recvd: 12/27/11 11:26 3 pgs
Fees:18.00 Taxes:1628.00
20111227-0100742

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

AFFIANT

Subscribed and sworn to before me, this 22 day of December, 2011.

Notary Public

My Commission Expires

W. LEE CORBETT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires MAY 20, 2014

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Melrose Pub Real Estate Holdings, LLC Attn: Austin Ray 2535 Franklin Pike, Suite 107 Nashville, TN 37204	SAME	Map: 91-16 Parcels: 10 & 11

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, 4408 Charlotte Avenue Partners, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Melrose Pub Real Estate Holdings, LLC, a Tennessee limited liability company ("Grantee"), its heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

TRACT ONE:

Land located in the 24th Councilmanic district of Davidson County, Tennessee and described according to a survey by R. L. Montoya-Land Surveying dated October 18, 2010 as follows:

Beginning at a p.k nail in the west margin of Charlotte Avenue, said point being the north margin of 45th Ave. North thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Ave. North North 87 degrees 48 minutes 12 seconds west 90.07 feet to an iron rod, said point being the south west corner of this Parcel 10, the south east corner of Parcel 11 thence, leaving the north margin of 45th Ave. North with a line common to Parcel 11 and 10, North 2 degrees 14 minutes 36 seconds east 104.82 feet to an iron rod located in the south margin of Alley No. 1217; said point being the north west corner of Parcel 10, the north east corner of Parcel 11 thence, with the south margin of Alley No. 1217 the north east corner of Parcel 11 thence, South 87

degrees 48 minutes 12 seconds east 90.07 feet to a p.k. nail in the west margin of Charlotte Avenue; thence, with said Charlotte Avenue, South 2 degrees 14 minutes 36 seconds west 104.82 feet to the point of beginning, containing 9,440.65 square feet 0.22 acres more or less.

TRACT TWO:

Land located in the 24th Councilmanic district of Davidson County, Tennessee and described according to a survey by R.L. Montoya-Land Surveying dated October 18, 2010 as follows:

Beginning at a p.k. nail in the west margin of Charlotte Avenue, said point being the north margin of 45th Ave. North; thence, leaving said west margin of Charlotte Avenue, along the north margin of 45th Avenue North, North 87 degrees 48 minutes 12 seconds west 90.07 feet to an iron rod, said point being the south west corner of this Parcel 10, the south east corner of Parcel 11, this being the beginning point for this Parcel 11, thence, continuing along 45th Avenue North, North 87degree 48 minutesl2 seconds west 60.00 feet to an iron rod in the east margin of Alley No 12; thence, with said Alley No. 12, North 2 degrees 14 minutes 36 seconds east 104.82 feet to an iron rod, in the south margin of Alley No. 1217; thence, with the south margin of Alley No. 1217, South 87 degrees 48 minutes 12 seconds east 60.00 feet to an iron rod; said point being the northeast corner of this parcel, the northwest corner of Parcel No.10; thence, leaving said margin along the common line of Parcel 11 and 10, South 2 degrees 14 minutes 36 seconds west 104.82 feet to the point of beginning, containing 6,289.20 square feet, 0.15 acres more or less.

BEING the same property conveyed to 4408 Charlotte Avenue Partners, a Tennessee general partnership, by warranty deed dated March 11, 2011 and recorded March 16, 2011 as Instrument No. 20110316-0020667 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) All matters shown on the survey made by Rocky L. Montoya, Registered Land Surveyor No. 697, R. L. Montoya Land Surveying, dated October 18, 2010.

(2) Subject to property taxes for the year 2011, a lien due and payable but not yet delinquent.

This is improved property commonly known as 4408 Charlotte Avenue, Nashville, Davidson County, Tennessee and unimproved property commonly known as 404 45th Avenue North, Nashville, Davidson County, Tennessee.

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

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 22nd day of December, 2011.

4408 CHARLOTTE AVENUE PARTNERS

By: George N. Spiva
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE N. SPIVA,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Partner of 4408 Charlotte Avenue Partners, a Tennessee general partnership, the within named bargainor, and that, as such Managing Partner, he executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership as its Managing Partner.

WITNESS my hand, at office, this 22 day of December, 2011.

Notary Public

My Commission Expires: _____

LEE CORBETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014