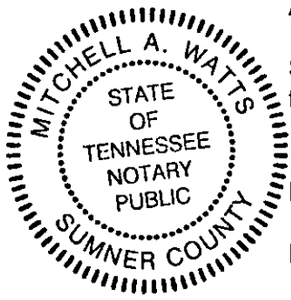
THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***710,000.00.

Affiant



Subscribed and sworn to before me this 15th day of February, 2012.

Notary Public

My Commission Expires: 8.20.13

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS OF NEW OWNER

Max R. Goldberg
504 Russell Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

MAP & PARCEL NOS.

MAP 082-15-0
PARCEL 198.00

BILL GARRETT, Davidson County
Trans:T20120011651 DEEDWARR
Recvd: 02/16/12 11:26 2 pgs
Fees:13.00 Taxes:2627.00
20120216-0013667

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Ten Thousand and 00/100 Dollars ($***710,000.00) cash in hand paid, the receipt of which is hereby acknowledged, Historical Concepts, Inc., a Tennessee corporation, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto Max R. Goldberg, unmarried, and Jennifer Ohlsson, unmarried, as Tenants in Common with Rights of Survivorship, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 16 on the Plan of Zollicoffer's Addition to Edgefield, now East Nashville, of record in Book 19, page 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Historical Concepts, Inc. by Quitclaim Deed dated October 27, 2006, from Construction Rehab, Inc., a Tennessee corporation, of record as Instrument No. 20061115-0141662 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 504 Russell Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein. .

2. Matters, if any, shown on the Plan of Zollicoffer's Addition to Edgefield of record in Book 19, page 162, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 15th day of February, 2012.

HISTORICAL CONCEPTS, INC.

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Timothy Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Historical Concepts, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

WITNESS my hand and official seal this 15th day of February, 2012.

_____
Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY