Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
MMC Partnership, a Tennessee general partnership 2902 12th Ave., South Nashville, TN 37204	Same as New Owner	Map:105-03 Parcel:210.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Choice Investments, LLC** ("Grantor"), a Tennessee limited liability company, has bargained and sold, and hereby transfers and conveys to **MMC Partnership, a Tennessee general partnership** ("Grantee"), its successors and assigns certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, all matters as shown on subdivision plan of record in Book 36, page 117, Register's Office for Davidson County, Tennessee.; 2012 Taxes have been prorated, paid and assumed by the Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

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

This is improved property known as 423 Houston Street, Nashville, TN 37203.

EXECUTED this 30th day of November, 2012.

Choice Investments, LLC,
a Tennessee limited liability company

By: Jimmy R. Kenaum
Jimmy R. Kenaum, Chief Manager

BILL GARRETT, Davidson County
Trans:T20120091478 DEEDWARR
Recvd: 11/30/12 15:53 3 pgs
Fees:18.00 Taxes:1554.00
20121130-0110261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Jimmy R. Kenaum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged himself to be the Chief Manager of Choice Investments, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal, this the 30th day of November, 2012.

Notary Public
My Commission Expires:

(SEAL)

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of November, 2012.

NOTARY PUBLIC
My Commission Expires:

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

EXHIBIT A

All of Lot No. 114 and a portion of Lot No. 113 on the Plan of Humphrey, Houston and Martin's Addition, as of record in Plat Book 36, page 117 and being more particularly described as follows:

Beginning at an iron rod situated in the intersection of the southern margin of Houston Street with the western margin of Pillow Street, said point being the northeast corner of the property herein described;

Thence, along said margin of Pillow Street, S 06° 10' 56" E, a distance of 150.00 feet to an iron rod situated in the northern margin of Metro Alley No. 189;

Thence, along said alley, S 83° 49' 08" W, a distance of 100.00 feet to an iron rod situated in the southeast corner of the property conveyed to Engineered Panel Technology, Inc. of record in Book 8892, page 63, Register's Office for Davidson County, Tennessee;

Thence, along said eastern property line, N 06° 10' 48" W, for a distance of 41.00 feet to an iron rod;

Thence, N 83° 49' 21" E, a distance of 33.33 feet to an iron rod;

Thence, N 06° 10' 56" W, a distance of 109.00 feet to an iron rod situated in the southern margin of Houston Street;

Thence, along said margin, N 83° 49' 05" E, a distance of 66.67 feet to the point of beginning and containing 11,367 feet or 0.261 acres of land more or less.

Being the same property conveyed to Choice Investments, LLC, a Tennessee limited liability company by deed of record in Book 10438, page 185, said Register's Office.