This Instrument prepared by
and after recording return to:

CASTLEMAN & GREENE, PLLC
110 Glancy Street, Suite 109
Goodlettsville, Tennessee 37072

BOOK 11037 PAGE 648

Send Tax Bills to New Owner at:

115 BUILDING, LLC
115 16th Avenue South
Nashville, Tennessee 37203

Field Book 10W-5115
Map 93-13
Parcel 6

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THAT STEVEN D. EATHERLY and ~~wife~~ DARCY L. EATHERLY, (collectively the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by 115 BUILDING, LLC, a Tennessee limited liability company, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with (i) all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

See **EXHIBIT A** attached hereto.

This is improved property located in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor or any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 27th day of July, 1998.

GRANTOR:

STEVEN D. EATHERLY

DARCEY L. EATHERLY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Steven D. Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee this 27th day of July, 1998.

Notary Public

My Commission Expires:

11-27-99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Darcey L. Eatherly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Nashville, Tennessee this 27th day of July, 1998.

Notary Public

My Commission Expires:

11-27-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11037 PAGE 650

The actual consideration or value for this transfer of property is Five Hundred Eighty-Two Thousand and 00/100 Dollars ($582,000.00).

AFFIANT

Sworn to and subscribed before me
this 27th day of July, 1998.

Notary Public

My commission Expires:

11-27-99

GMH/g6/caden/deed.war

0467555
IDENTIF. & REFERENCE

98 JUL 28 AM 11:39
FELIX E. DELK, REGISTER
DAVIDSON COUNTY, TN.

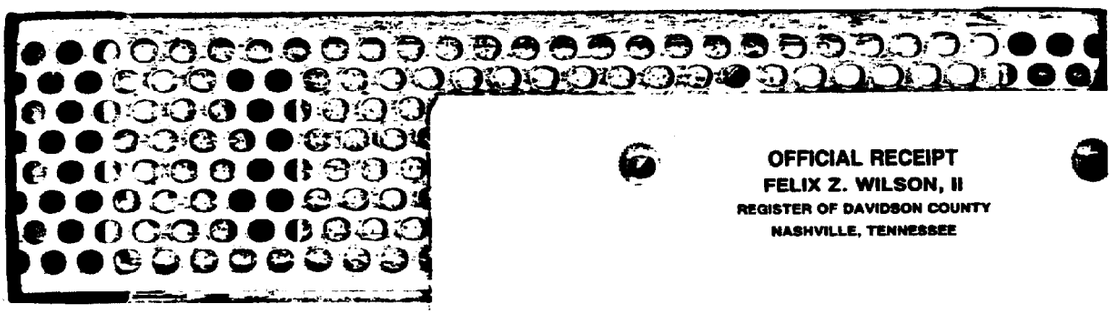
PICK-UP

EXHIBIT A

Land located in Davidson County, Tennessee, being part of Lot No. 223 on the Map of McNairy's West Nashville Plan of Lots, of record in Book 9, Page 322 and Page 323, Register's Office for said County, also known as par of "FORT HOUSTON PROPERTY." Said part of said lot fronts 123 feet on the west side of 16th Avenue South and runs back between parallel lines along the south margin of McGavock Street 202 feet, more or less, to a dead line.

Being the same property conveyed to Steve Eatherly by deed from Grace Lain Bland, a widow, of record in Book 7928, Page 56, Register's Office for Davidson County, Tennessee.

2021 07/28 0101 03CHECK 2172.40



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

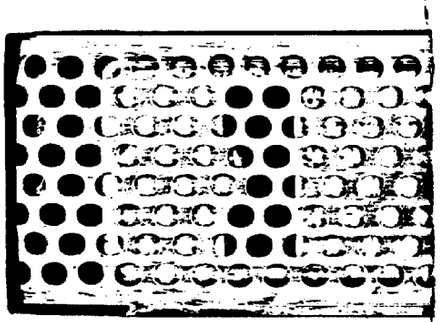
RECEIVED OF _____

FOR _____

BOOK 11037 PAGE 652

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				582000.00
			CON TX	2153.40
			PRFEE	1.00
			WDEED	16.00
			CFEE	2.00
			TOTAL	2172.40
			CHECK	2172.40
			07/28/98 01	11:40 0001 9031



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0467555
IDENTIF. # REFERENCE

98 JUL 28 AM 11:3[illegible]
FELIX Z. WILSON II, REGIS[illegible]
DAVIDSON COUNTY, TE[illegible]

No. 1324660