Box

BOOK 11256 PAGE 702

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: February [illegible], 200[illegible]
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TBA Entertainment Corporation (NAME)	Broadway Hotel Partners, L.L.C. (NAME)	MAP 092-16-0
1807 Broadway (ADDRESS)	6141 Walnut Grove Road Ste. 200 (ADDRESS)	PARCEL 203.00
Nashville, Tennessee (CITY) (STATE) (ZIP)	Memphis, TN 38120 (CITY) (STATE) (ZIP)	10W00745

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lineberry Properties, Inc., a Tennessee corporation and J. D. Eatherly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TBA Entertainment Corporation, a Delaware corporation

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 a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located East of Nineteenth Ave. and running between Division St. and Broadway, and being part of Lot No. 143 as shown on the Plan of Boyd Home Tract as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron pin on the southerly right of way of Broadway (formerly known as Broad Street), said pin being N46°02'06"E 98.17 ft. from an iron pin at the north west corner of the property of Robert J. Beckham and Ronald Chancey as of Record Book 8311, Page 523, R.O.D.C. located at the south west corner of the intersection of said Broadway and Nineteenth Ave. So. (formerly known as Douglas Ave.).

THENCE, continuing N46°02'06"E 141.84 ft. along said right-of-way to a point and the true point of beginning;

THENCE, continuing N46°02'06"E 108.43 ft. along said right-of-way to a point;

THENCE, S27°00'48"E 175.51 ft. along the face of an existing building and an existing block wall to a point being the southeast corner of said building;

CONTINUED

This is improved ( ) unimproved ( ) property, known as 1807 Broadway, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of December, 19 98

J. D. Eatherly

Lineberry Properties, Inc.

LEGAL DESCRIPTION CONTINUATION

THENCE, S56°16'51"E 104.00 ft. along southerly face of said building to a railroad spike in the top of a concrete wall, said spike being 5.80+/- ft. northeasterly of the end of said wall.

THENCE, N27°10'11"E 156.04 ft. to the true point of beginning at said iron pin.

For source of title reference is made to Book 9099, Page 180, Register's Office for Davidson County, Tennessee.

~~This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.~~

Subject to all matters filed of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee.

1800 12/17 0101 03CHECK 4547.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. D. Eatherly

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 15th day of December 1998.

Commission expires 2/27/01

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dewey L. Lineberry with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President respectively of the Lineberry Properties, Inc. the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dewey L. Lineberry as such President.

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 15th day of December 1998.

My commission expires February 27, 2001

Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

98 DEC 17 AM 9:52
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

052641.6

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	1225000.00
CON TX	4532.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	4547.50
CHECK	4547.50

12/17/98 01 09:53 0001 1800

052641 6
IDENTIF. # REFERENCE

98 DEC 17 AM 9:52
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401252