Bk 563

99 AUG 11 PM 3:39
BILL CARMICHAEL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

U623281

This Instrument Prepared By:
David B. Gray, Esquire
HIX GRAY & NAVE, PLLC
1620 First American Center
Nashville, Tennessee 37238-1620

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Louis Gonzalez **c/o Quad Studios Inc.** **1802 Grand Avenue** **Nashville, TN 37212**	**New Owner**	**Map 104-4** **Parcels 64 & 65**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million Fifty Thousand and No/100 Dollars ($1,050,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Center Stage Associates, Inc., (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Louis Gonzalez, an individual (herein referred to as "Grantee"), his heirs and assigns, forever, the tract or parcel of land located in Davidson County, Tennessee and described in Exhibit A, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and appurtenances, estate, title and interest thereto (the "Premises") belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of the Premises, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, all matters as shown on the Plan of record in Chancery Court Plat Book 1, page 81, Register's Office for Davidson County, Tennessee, an easement for Sanitary Sewers and/or Storm Drainage of record in Book 6925, page 13, Register's Office for Davidson County, Tennessee, and 1999 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title to the Premises to the Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties and covenants of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor, but no further or otherwise.

THIS is improved property, known as 1802 and 1804 Grand Avenue, Nashville, Tennessee 37212.

WITNESS this the 10th day of August, 1999.

GRANTOR:

Center Stage Associates, Inc.

By: _____
Ronald W. Kerr

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,050,000.00.

AFFIANT

Subscribed and sworn to before me, this 10th day of August, 1999.

NOTARY PUBLIC

My Commission Expires:

3/25/2000

DAVID B. GOAD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Ronald W. Kerr, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Center Stage Associates, Inc. a Tennessee corporation, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 10th day of August, 1999.

NOTARY PUBLIC

My Commission Expires:

3/25/2000

DAVID B. GOAD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2000

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT #1

Being the easterly 50 feet of the westerly 100 feet of Lots 156, 157, and 158, on the Map of O. B. Hayes' Second Plan of Small Lots, as of record in Plan Book 1, page 81, Chancery Court at Nashville.

Said part of Lots 156, 157 and 158 fronts 50 feet on the northerly side of Grand Avenue and runs back between parallel lines 150 feet to the southerly line of Lot 155.

Being the same property conveyed to Center Stage Associates, Inc., by deed from Quad Studios, Inc., of record in Book 7563, page 85, Register's Office for Davidson County, Tennessee.

TRACT #2

Being the westerly 50 feet of Lots 156, 157 and 158, on the Map of O. B. Hayes Second Plan of Small Lots, of record in Book 1, page 81, Chancery Court at Nashville and Davidson County, Tennessee.

Said Lot fronts 50 feet on the northerly side of Grand Avenue and runs back between parallel lines 150 feet to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Center Stage Associates, Inc., by Warranty Deed from David M. Ross, of record in Book 8010, page 822, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

Taxes for the year 1999 and subsequent years, a lien not yet due and payable.

All matters as shown on the Plan of record in Chancery Court Plat Book 1, page 81, Register's Office for Davidson County, Tennessee.

An easement for Sanitary Sewers and/or Storm Drainage of record in Book 6925, page 13, Register's Office for Davidson County, Tennessee.

4989 08/11 0101 03CHECK 3904.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11616 PAGE 205

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

062328 I
IDENTIF. ↑ REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	1050000.00
CON TX	3885.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	3904.00
CHECK	3904.00

08/11/99 01 15:38 0001 4989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503158