WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 1,400,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 2 day of MARCH, 2000 A.D.

NOTARY PUBLIC
My Commission Expires: 11-30-2002

Instr:200003020020761 Page: 1 OF 2
REC'D FOR REC 03/02/2000 2:46:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $5180.00

This space for Register of Deeds

This instrument was prepared by: L. J. Ellis IV, Esq., 306 Gay Street, Nashville, TN. 37201 file #99120004

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Horne Development, L.P. 412 North Cedar Bluff Road, Suite #205 Knoxville, Tennessee 37923	New Owner	093 - 02 - 0 / 6.00

FOR AND IN CONSIDERATION of the sum of One Million Four Hundred Thousand and No/100 ($1,400,000.00) Dollars, cash in hand paid by Horne Development, L.P., a Tennessee Limited Partnership, and other good and valuable consideration, the receipt of which is hereby acknowledged,

GREATER NASHVILLE ASSOCIATION OF REALTORS®, Inc., formerly known as **THE NASHVILLE BOARD OF REALTORS, a Tennessee not for profit corporation**, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto:

HORNE DEVELOPMENT, L.P., a Tennessee Limited Partnership, the GRANTEE herein, its successors and assigns, in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being Parcel Dc on the Map showing the Resubdivision of Parcel Db of the Capital Hill Redevelopment Project, as of record in (Plat) Book 3106, page 46, Register's Office for Davidson County, and described as follows:

Beginning at a point at a cross mark on a bronze cap set in the curb in the west margin of Third Avenue North, opposite a turn into Gay Street; thence along said turn, southwesterly 24.25 feet to a bronze cap in the northerly margin of Gay Street; thence with the margin of Gay Street, South 65 deg. 21' 00" West 247.85 feet to a point; thence leaving Gay Street, North 1 deg. 05' 00" East 147.83 feet to a point; thence North 7 deg. 47' 00" East 105 feet to a point in the southerly margin of Fourth Avenue North; thence with the margin of said Avenue, South 82 deg. 13' 00" East 111.72 feet to a point at a turn into Third Avenue North; thence around said turn, southeasterly 93.01 feet to the westerly margin of Third Avenue North; thence with the margin of the same, South 27 deg. 17' 00" East 68.84 feet to the point of beginning, according to Lot Survey and Mortgage Loan Inspection for Nashville Board of Realtors, dated January 13, 2000 by Bruce Rainey, Tennessee registered land surveyor #823.

Being the same property conveyed to The Trustees of Nashville Board of Realtors, by deed from James M. Allen, unmarried, dated October 30, 1979 of record in Book 5523, page 555, Register's Office for Davidson County, Tennessee. Subsequently, the Trustees of the Nashville Board of Realtors having Quitclaimed and conveyed said property to "The Nashville Board of Realtors, a Tennessee not-for-profit corporation", by instrument dated December 30, 1993, and of record in Book 9254, page 643, Register's Office for Davidson County, Tennessee. Subsequently, The Nashville Board of Realtors having changed its name to Greater Nashville Association of REALTORS®, Inc. by Charter amendment filed with the Office of the Tennessee Secretary of State on March 6th 1996.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its heirs, representatives, successors and assigns, forever. We do covenant with the said GRANTEE 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. We do further covenant and bind ourselves, our heirs, our representatives, successors, and assigns to warrant and forever defend the title of the said land to the said GRANTEE, its heirs, representatives, successors and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:

2000 Property taxes are to be prorated and assumed by the GRANTEE.
Restrictions of record in Book 2735, page 473, Register's Office for Davidson County, Tennessee.

This is improved commercial property known as: 306 Gay Street, Nashville, TN. 37201.

In Witness whereof, GRANTOR has caused this instrument to be executed by its duly authorized officer this 2nd day of MARCH, 2000 A.D.

Greater Nashville Association of REALTORS ®, Inc.

By: _____, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lisa C. Woodruff, a Notary Public in and for said County and State, the within named Tommy Patterson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself / herself to be the President of The Greater Nashville Association of REALTORS®,Inc., formerly known as The Nashville Board of Realtors, a Tennessee not for profit Corporation, the bargainer herein, and that he, being authorized by Resolution dated Nov. 10, 1999, ~~2000~~, executed the within instrument for the purposes therein contained, by signing the name of The Greater Nashville Association of REALTORS®, Inc., by himself / herself as such President.

Witness my ~~hand~~ and official seal at Nashville, Tennessee this 2nd day of MARCH, 2000.

NOTARY PUBLIC

My Commission Expires: 11-30-2002

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WARRANTY DEED

From: *Greater Nashville Association of REALTORS®, Inc., formerly, The Nashville Board of Realtors*

To: *Horne Development, L.P., a Tennessee Limited Partnership*

Property:
306 Gay Street
Nashville, TN. 37201

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street
Nashville, Tennessee 37201