B 04136

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* Davidson County DEEDWARR Recvd: 10/30/00 11:04 3pgs Fees:15.00 Taxes:1914.75 20001030-0107308	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $ 517,500.00* *Affiant* *Notary Public* NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires November 24, 2001 STATE OF TENNESSEE *My commission expires:*

Name and Address of New Owner:
Agency for The Performing Arts, Inc.
3017 Poston Avenue
Nashville, TN 37203

Send Tax Bills To:

New Owner

Street Address of Subject Property:

3017 Poston Avenue
Nashville, Tn 37203

Map and Parcel:

104-2-295

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **POSTON JOINT VENTURE, A Tennessee Joint Venture composed of G. Keeling Turner, Barry P. Oxford, James W. Stringer and John B. Ingleson, GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **AGENCY FOR THE PERFORMING ARTS, INC., A Delaware Corporation,** a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Subdivision 41 Boyd's Cockrill Spring Tract, as of record in Book 57, page 46, Register's Office for Davidson County, Tennessee.

Being the same property conmveyed to Poston Joint Venture, a Tennessee Joint Venture, by deed from Robert B. McConnell, III and wife, Lois P. McConnell, as of record in Book 7733, page 137, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the Plan of record in Book 57, page 46, Register's Office for Davidson County, Tennessee.

2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the said land is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth herein. The Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor. 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 my hand this 27th day of October, 2000.

POSTON JOINT VENTURE,
A Tennessee Joint Venture

By: _____
G. Keeling Turner, II, Venturer

_____
Barry P. Oxford, Venturer

_____
James W. Stringer, Venturer

_____
John B. Ingleson, Venturer

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared G. Keeling Turner, II, with whom I am personally acquainted, and who, upon oath acknowledged himself to be a Venturer of a Joint Venture known as Poston Joint Venture, a Tennessee Joint Venture, the within named bargainor, and that as such Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Joint Venture by himself as Venturer.

WITNESS my hand and seal at Nashville, Tennessee, this 27 day of October, 2000.

_____
NOTARY PUBLIC

My commission expires:_____

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Barry P. Oxford, with whom I am personally acquainted, and who, upon oath acknowledged himself to be a Venturer of a Joint Venture known as Poston Joint Venture, a Tennessee Joint Venture, the within named bargainor, and that as such Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Joint Venture by himself as Venturer.

WITNESS my hand and seal at Nashville, Tennessee, this 27th day of October, 2000.

Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James W. Stringer, with whom I am personally acquainted, and who, upon oath acknowledged himself to be a Venturer of a Joint Venture known as Poston Joint Venture, a Tennessee Joint Venture, the within named bargainor, and that as such Venturer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Joint Venture by himself as Venturer.

WITNESS my hand and seal at Nashville, Tennessee, this 27th day of October, 2000.

Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John B. Ingleson, with whom I am personally acquainted, and who, upon oath acknowledged himself to be a Venturer of a Joint Venture known as Poston Joint Venture, a Tennessee Joint Venture, the within named bargainor, and that as such Venturer, being authorized so to do, executed the foregoing instrument for the purposes therien contained by signing the name of the Joint Venture by himself as Venturer.

WITNESS my hand and seal at Nashville, Tennessee, this 27th day of October, 2000.

Notary Public

My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
November 24, 2001
STATE OF TENNESSEE