18A
J.M.

Davidson County DEEDWARR
Recvd: 01/26/01 14:43 3pgs
Fees:15.00 Taxes:4440.00

20010126-0008126

#2140271.1 1/10/01
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nashville Ballet, Inc. 3630 Redmon Drive Nashville, TN 37209	Same	Part of Map 104-1, Parcel 140.03

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, ROBERT E. CLEMENTS, JR., ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto NASHVILLE BALLET, INC., a Tennessee corporation ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Unit 2 described in Master Deed of Redmon Street Condominium of record in Instrument No. 20010126-0008125, Davidson County Register's Office.

Being part of the same real property conveyed to Clements-Niles Partnership by deed from Metropolitan Federal Savings and Loan Association of record in Book 7955, page 889, and further conveyed to Robert E. Clements, Jr. by Quitclaim Deed of record in Instrument No. 20010126-0008124, Davidson County Register's Office.

This is improved property known located at 3630 Redmon Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds himself, his heirs, representatives and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A).

IN WITNESS WHEREOF, Grantor executed this instrument on this 19th day of January, 2001.

ROBERT E. CLEMENTS, JR.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JONI MILLER, a Notary Public, Robert E. Clements, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of January, 2001.

Notary Public

My Commission Expires: May 30, 2004

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,200,000.00.

Jane M. Fabian, for Nashville Ballet, Inc.
Affiant

Subscribed and sworn to before me, this 19th day of January, 2001.

Joni Phillips
Notary Public

My Commission Expires: May 30, 2004

EXHIBIT A

1. 2001 Taxes, a lien which is not yet due and payable.

2. The Plan of record in Book 3106, page 105, Davidson County Register's Office, as amended in Book 4080, page 877, shows an owners certificate, a 10-foot easement for public utility and drainage purposes along the entire north line, east and south lines and a portion of the west line not embraced within the bounds of Redmon Street.

3. Easement granted to Tennessee Electric Power Company by Commerce Union Bank of record in Book 1021, page 538, said Register's Office, which is an easement for power lines over a strip 50-feet wide. Said easement dated January 29, 1937, states that the center line to be determined upon final survey with the towers on which wires are to be strung, to be placed in the southeast corner about 35 feet from the northerly line of N.C. & St. L. Railroad.

4. Easement granted to the City of Nashville by J. A. Myers and wife of record in Book 1851, page 236, said Register's Office, to construct, operate and maintain a sanitary sewer, as also shown on the plat of record in Book 3106, page 105, said Register's Office.

5. Master Deed and By-Laws of record in Instrument No. 20010126-0008125, said Register's Office.

6. Matters shown on survey of Volunteer Surveying dated June 1, 2000.