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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $925,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 1st day of ~~June~~ August, 2001.

Notary Public
My Commission Expires: March 26, 2005

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/02/01 11:20 3pgs
Fees:18.00 Taxes:3422.50
20010802-0082204

ADDRESS NEW OWNER:
Dismas Charities, Inc.
2500 Seventh Street Road
Louisville, KY 40208

SEND TAX BILL TO:
SAME

Map:93-10, Parcel: 22
Map:93-10, Parcel: 34
Map:93-10, Parcel :35

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William E. Mullins, II, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Dismas Charities, Inc., a Kentucky Nonprofit Corporation hereinafter the GRANTEE(S), its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as 314,316 9th Avenue South, Nashville, Tennessee.
& 806 Lea Avenue, Nashville, Tennessee

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1. City and/or County Taxes for the year 2001 and subsequent years: A lien, not yet due or payable.

2. All matters as shown on the plan of Plat Book 21, page 62, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the plan of Plat Book 57, page 68, Register's Office for Davidson County, Tennessee.

4. An Ordinance Approving The Arts Center Redevelopment Plan of record in Book 10965, page 404, Register's Office for Davidson County, Tennessee, which plan includes, without limitation, the determination that the subject area is a "blighted area", as defined and in accordance with TCA Section 13-20-201 through 13-20-216 and is therefore subject to the rights of acquisition by the Metropolitan Development and Housing Agency, pursuant to T.C.A. Section 13-20-104 and 13-20-202; provision for tax increment financing; use restrictions; design regulations and controls, and other matters.

5. Arts Center Redevelopment Plan, containing Restrictive Covenants running with the land of the Metropolitan Development and Housing Agency with supplemental requirements, which amends Plan of record in Book 10965, page 404, Register's Office for Davidson County, Tennessee, of record in Book 11625, page 252, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors, and assigns, forever; Grantor does further covenant with said Grantee that Grantor has a good right to convey the land, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns, against the lawful claims of persons claiming by and through Grantor, but no other.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said Ann B. Mullins joins in this conveyance to convey any and all marital or spousal interest she may have in said property.

WITNESS my hand this 1st day of ~~June~~ August, 2001.

GRANTOR:

William E. Mullins, II

Ann B. Mullins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, William E. Mullins, II, the within named bargainors, 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, at office, this 1st day of ~~June~~ August 2001.

Notary Public

My Commission Expires: March 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Ann B. Mullins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 2001.

Notary Public

My Commission Expires: 1/24/05

EXHIBIT A
Real Property Description

Tract I

Land in Davidson County, Tennessee, being Lot No. 3 and the southerly thirteen (13) feet of Lot No. 2 as shown on the plan of Webb and Neal's Subdivision of Lots Nos. 6, 7, 8, 9 and 10 in Francis Campbell's plan of record in Book 57, page 68, Register's Office for Davidson County, Tennessee, and according to a survey made by Morrow and Associates, Inc., Nashville, Tennessee, dated August 29, 1984, being more particularly described as follows:

Beginning at an iron pin corner, common with Ruby G. Bateman in the East right-of-way line of Ninth Avenue, South, said pin being the Southwest corner of Lot 3 and being located North 33 deg. 11 min. 29 sec. West, 166.90 feet from the intersection of the North right-of-way line of Lea Avenue and the East right-of-way line of Ninth Avenue, South; thence with Ninth Avenue, South, North 33 deg. 11 min. 29 sec. West, 63.00 feet to an iron pin corner common with Fritz Bateman; thence leaving Ninth Avenue, South and with Fritz Bateman, North 55 deg. 53 min. 33 sec. East, 92.00 feet to an iron pin corner in the West right-of-way line of a 20 foot wide alley; thence with alley South 33 deg. 11 min. 29 sec. East, 63.00 feet to an iron pin corner common with Ruby G. Bateman and being the Southeast corner of Lot 3; thence with Ruby G. Bateman, South 55 deg. 53 min. 33 sec. West, 92.00 feet to the point of beginning.

Being the same property conveyed to William E. Mullins, II by deed from Fritz Bateman of record in Book 6477, page 23, Register's Office for Davidson County,. Tennessee.

Tract II

Land in Davidson County, Tennessee, being Lot No. 5 and parts of Lots No. 6 and No. 7 as shown on Cousins Plan of Nashville as of record in Book 21, page 62, Register's Office for Davidson County, Tennessee, and being Lot No. 4 as shown on plan of Webb and Neal's Subdivision of the Campbell Lot as of record in Book 57, page 68, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by Morrow and Associates, Inc., Nashville, Tennessee, dated August 29, 1984, as follows:

Beginning at an iron pin corner at the intersection of the North right-of-way line of Lea Avenue and the East right-of-way line of Ninth Avenue, South; thence with Ninth Avenue, South, North 33 deg. 11 min. 29 sec. West, 166.90 feet to an iron pin corner common with Fritz Bateman and being the Northwest corner of Lot 4, Webb and Neal's Subdivision; thence with Fritz Bateman, North 55 deg. 53 min. 33 sec. East, 92.00 feet to an iron pin corner common with Fritz Bateman in the West right-of-way line of a 20 foot wide alley and being the Northeast corner of Lot 4, Webb and Neal's Subdivision; thence with alley, South 33 deg. 11 min. 29 sec. East, 43.50 feet to an iron pin corner at the end of alley in the North line of Lot 5, Cousins Plan of Nashville; thence with Lot 5 and along the end of alley, North 58 deg. 41 min. 40 sec. East, 18.21 feet to an iron pin corner common with Albert P. Rose, Sr., Trustee and being a common corner of Lots 1 and 5, Cousins Plan of Nashville; thence with Lot 1, South 23 deg. 24 min. 36 sec. East, 51.20 feet to an iron pin; thence North 77 deg. 25 min. 24 sec. East, 19.13 feet to an iron pin on the West right-of-way line of a 15 foot wide alley at the end of said alley; thence with alley South 07 deg. 05 min. 39 sec. East, 123.97 feet to an iron pin in the North right-of-way line of Lea Avenue; thence with Lea Avenue, North 88 deg. 53 min. 11 sec. West, 78.51 feet to the point of beginning.

Being the same property conveyed to William E. Mullins, II by deed from Ruby G. Bateman Uthman of record in Book 6477, page 26, Register's Office for Davidson County, Tennessee.