OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,600,000.00 .

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th
DAY OF FEBRUARY 2002.

NOTARY PUBLIC

My Commission expires: 31 January 2006

THIS INSTRUMENT PREPARED BY:
Devereaux D. Cannon, Jr., Attorney & Counsellor at Law, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO.	MAP & PARCEL NUMBERS:
DBBC, L.L.C.	SAME	
(NAME)	(NAME)	
10 Music Circle East		Map 93-13, parcel 61
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

M. MICHAEL NIXON and DAN W. EVINS,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DBBC, L.L.C.,

hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, subject to taxes for 2002, and to matters shown on the plat of record in Book 5210, page 2, and restrictive covenants on record in Book 5293, pages 622 and 628, Register's Office for said County, said land being described as follows, to wit:

TRACT I

Beginning at an iron rod situated in the southerly margin of Music Circle East, said point being the northwest corner of the IMS property of record in Book 9076, page 947, Register's Office of Davidson County, Tennessee;

Thence, leaving said road, S 27 deg. 18 min. 00 sec. E, a distance of 164.50 feet to an iron rod situated in the northerly margin of Alley 233;

Thence, along said alley, S 62 deg. 36 min. 00 sec. W, a distance of 170.01 feet to an iron rod;

Thence, along said alley, along a curve to the left, having a central angle of 53 deg. 53 min. 35 sec., a radius of 35.00 feet, a tangent of 17.79 feet, a length of 32.92 feet and having a chord which bears S 35 deg. 13 min. 56 sec. W, a distance of 31.72 feet to an iron rod;

Thence, along said alley, along a curve to the right, having a central angle of 90 deg. 00 min. 00 sec., a radius of 20.00 feet, a tangent of 20.00 feet, a length of 31.42 feet, and having a chord which bears S 53 deg. 14 min. 00 sec. W, a distance of 28.28 feet to an iron rod situated in the northerly margin of Division Street;

Thence, along said road, N 81 deg. 46 min. 00 sec. W, a distance of 92.87 feet to an iron rod;

Thence, leaving said road, N 27 deg. 18 min. 00 sec. W, a distance of 129.58 to an iron rod situated in the southerly margin of Music Circle East;

Thence, along said road, N 62 deg. 36 min. 00 sec. E, a distance of 301.63 feet to the point of beginning and containing 49,732.63 square feet or 1.138 acres of land more or less.

Davidson County DEEDWARR
Recvd: 02/26/02 10:23 2pgs
Fees:13.00 Taxes:5920.00
20020226-0024179

TRACT II

Beginning at an iron rod situated in the southerly margin of Music Circle East, said point being S 62 deg. 36 min. 00 sec. W, a distance of 100.02 feet from the northwest corner of the IMS property, of record in Book 9076, page 947, Register's Office for Davidson County, Tennessee;

Thence, S 62 deg. 36 min. 00 sec. W, a distance of 50.00 feet to an iron rod;

Thence, along said road, N 27 deg. 18 min. 00 sec. W, a distance of 10.50 feet to an iron rod;

Thence, along said road, N 62 deg. 36 min. 00 sec. E, a distance of 50.00 feet to an iron rod;

Thence, along said road, S 27 deg. 18 min. 00 sec. E, a distance of 10.50 feet to the point of beginning, containing 525 square feet or 0.012 acres of land more or less.

Being the same property conveyed to Michael Nixon and Dan W. Evins by deed from Partners on the Row, L.L.C., of record as Instrument No. 20020220-0021685, Register's Office for Davidson County, Tennessee

Being improved property known as 10 Music Circle East, Nashville, Tennessee.

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, forever. We covenant with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, 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 whomsoever. 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 our hands this 22 day of February, 2002.

M. MICHAEL NIXON

DAN W. EVINS

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of ~~Davidson~~ WILSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **M. MICHAEL NIXON and DAN W. EVINS**, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of February, 2002

My Commission expires
6-2-2002

Notary Public

EVALENA JENNETT NOTARY PUBLIC AT LARGE WILSON CO. TENN.