WARRANTY DEED

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN My Commission Expires: 4-18-06

Davidson County DEEDWARR
Recvd: 12/11/02 13:28 2pgs
Fees:13.00 Taxes:12210.00

20021211-0152878

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Market Place Partners		Map 93-5-4
(NAME)	(NAME)	
P O Box 946	NEW OWNER	Parcel 41
(ADDRESS)	(ADDRESS)	
Madison, TN 37116-0946		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINEBERRY PROPERTIES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE MARKET PLACE PARTNERS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 810 Broadway, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 9th day of December, 2002.

Lineberry Properties, Inc.

By:
Dewey L. Lineberry, President

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STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary personally appeared Dewey L. Lineberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Lineberry Properties, Inc. , the within named bargainor, a corporation, and that such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 9th day of December, 2002.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public

EXHIBIT A

Being a particular parcel of land located in the City of Nashville, Davidson County, Tennessee, at the northeast corner of Broadway and 9th Avenue and more particularly described by metes and bounds as follows:

BEGINNING at a building corner said corner being the intersection of the east margin of 9th Avenue and the north margin of Broadway;

THENCE along the east margin of 9th Avenue along the building line North 26 deg. 41' 45" West, 243.50 feet to the corner of the building, said building corner being at the intersection of the east margin of 9th Avenue and the south margin of a 16 foot alley;

THENCE along the south margin of said alley North 61 deg. 43' 33" East, 75.05 feet to a P.K. nail, said nail being an agreed corner;

THENCE along an agreed line South 26 deg. 46' 24" East, 164.84 feet to a point on a building line; thence along the line of the building South 62 deg. 55' 35" West 0.54 feet to the corner of the building;

THENCE along the line of the building South 27 deg. 03' 00" East, 80.27 feet to the building corner, said corner being in the north margin of Broadway;

THENCE along the north margin of Broadway along the building line South 62 deg. 57' 19" West 75.20 feet to the point of beginning, and containing 18,339.96 square feet or 0.42 acres, more or less.

Being the same property conveyed to Lineberry Properties, Inc., a Tennessee corporation by Warranty Deed from Leader Federal Bank for Savings, a federal savings bank filed of record in Book 9680, Page 412, Register's Office of Davidson County, Tennessee.

Subject to Tennessee Conservation Easement as shown of record in Book 6461, Page 33, as re-recorded in Book 6482, Page 658, Register's Office of Davidson County, Tennessee.