FOR RECORDING PURPOSES

LTIC File No. 54490

Bok 49

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $500,000.00

LINDA PRITCHETT NOTARY PUBLIC AFFIANT AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE 3-18-03

NOTARY PUBLIC

COMMISSION EXPIRES: My Commission Expires Nov. 26, 2005

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 950, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Plaza Middleton Investments, LLC	Same	93-14-297
c/o Plaza Artist Materials,Inc		93-14-298
171 Madison Avenue		
New York NY 10016		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, 633 Middleton, L.L.C.

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Plaza Middleton Investments, LLC

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

TRACT 1

Land in Davidson County, Tennessee, being the westerly 49 3/4 feet on Lot No. 85 and all of Lots Nos. 86, 87 and 88 on the Plan of O. Ewing's Addition, as of record in Book 21, page 120, Register's Office for said County.

Said part of Lot No. 85 and all of Lots Nos. 86, 87 and 88 front together 174 3/4 feet on the southerly side of Middleton, formerly Fern Street, and runs back between parallel lines, with the easterly margin of 7th Avenue South, formerly Stevenson Avenue, 150 feet to an alley.

TRACT 2

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 84 on the Plan of O. Ewing's Addition to Nashville, of recored in Book 21, pages 54 and 120, Register's Office for said County.

Said property fronts 40 feet on the southerly margin of Middleton Street, formerly Railroad Street or Fern Street, and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to 633 Middleton, L.L.C., by Deed of record in Book 9866, page 167, and by Instrument of Correction recorded in Book 10634, page 550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following matters:

1. Taxes for the year 2003, a lien, which are not yet due and payable. Tax Parcel No. 93-14-297 and 93-14-298.
2. Easements retained by Metropolitan Government of Nashville and Davidson County, Tennessee, by Ordinances adopted by the Metropolitan Council, closing, vacating and abandoning portions of streets and alleyways.
3. ALL matters shown on Plat recorded in Book 21, page 54 and Book 21, page 120.

THIS IS (XX) IMPROVED () UNIMPROVED PROPERTY KNOWN AS: 633 Middleton Street
Nashville, TN 37203

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its heirs or successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise. 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.

WITNESS, this date: March 18, 2003

633 Middleton, L.L.C.

By: Edna F. Griffin

Davidson County DEEDWARR
Recvd: 03/20/03 14:14 2pgs
Fees:13.00 Taxes:1850.00

20030320-0037062

{Limited Liability Company Acknowledgement}

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, persoanlly appeared Elva F. Griffin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Chief Manager of 633 Middleton, L.L.C., a limited liability company, and that as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

Witness my hand and official seal at office at Nashville, Tennessee on this date of March 14, 2003.

LINDA PRITCHETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Linda Pritchett
Notary Public

My Comm Expires:

My Commission Expires Nov. 28, 2006

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219