(51)

BK 36
19554

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/03 15:34 2pgs
Fees:13.00 Taxes:2590.00

20030801-0109561

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF July, 2003.

NOTARY PUBLIC

NOTARY PUBLIC
ALLARGI
Richard W. Sebastian
NOV. 30, 2004
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19554SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCELS #
Alton Ross, Jr. Timothy Stephen Smith 420 Elmington Avenue, Unit 601 Nashville, TN 37205	Same	93-6-4-22 93-6-4-23

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Furniture Center Parking Lot, Inc., hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Alton Ross, Jr. and Timothy Stephen Smith, tenants in common, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land located in the Nineteenth Councilmanic District of Davidson County, Tennessee on Broadway between Third Avenue South and Fourth Avenue South, being part of Lots 11, 12 and 21 on the first plan of Davidson Academy Lots, not of record, and being more particularly described as follows:

Beginning in the southerly right-of-way of Broadway South 62 deg. 30 min. 00 sec. West, 180.75 feet from the westerly right-of-way of Third Avenue South; thence with said southerly right-of-way North 62 deg. 30 min. 00 sec. East, 49.75 feet to a northwesterly corner of Service Realty Company, Inc. property of record in Deed Book 3909, page 944, Register's Office for Davidson County, Tennessee; thence with the westerly boundary of said Service Realty Company, Inc., property and John David Buffington, et al property of record in Deed Book 8123, page 781, Register's Office of Davidson County, Tennessee, South 27 deg. 04 min. 13 sec. East 268.00 feet to an iron rod in the northerly boundary of James O. Hastings, Jr., et ux Annie R. Hastings property of record as Instrument No. 20020829-0104924, Register's Office for Davidson County, Tennessee; thence with said boundary South 62 deg. 30 min. 00 sec. West 49.92 feet to a railroad spike in the easterly right-of-way of a 12 foot alley; thence with said right-of-way and the easterly boundaries of Tony Carter Todd property of record in Deed Book 5945, page 666, Register's Office for Davidson County, Tennessee, Louis B. Todd, Jr., property of record as Instrument No. 20030109-0004230, Register's Office for Davidson County, Tennessee; North 27 deg. 02 min. 00 sec. West, 268.00 feet to the beginning. Containing 13,355.5 square feet or 0.3066 acre, more or less.

Being the same property conveyed to Furniture Center Parking Lot, Inc., by deed from Sam Bell Walker and wife, Grace Frierson Walker, of record in Book 4776, page 274, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Encroachment Easement Agreement of record as Instrument No. 20030414-0049506, Register's Office for Davidson County, Tennessee.
4. Subject to Urban Zoning Overlay of record as Bill No. BL2000-364 as made applicable by
5. Bill No. BL2000-476, Metro Clerk's Office for Davidson County.
6. All matters appearing on the A.L.T.A./A.C.S.M. Land and Boundary Survey by Gresham, Smith and Partners, John M. Duffer, Reg. No. 1431, Surveyor, project no. 20535.42 dated 5/22/03.

This property is also known as improved property located at 313-315 Broadway, Nashville, TN 37201.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 30th day of July, 2003.

Furniture Center Parking Lot, Inc.

By: _____

Edwin Holt, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Edwin Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Furniture Center Parking Lot, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, be signing the name of the corporation by himself as President.

Witness my hand and official seal this 30th day of July, 2003.

_____
NOTARY PUBLIC

My Commission Expires: 5/30/2004

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE