Davidson County DEEDWARR
Recvd: 08/20/03 15:39 2pgs
Fees:13.00 Taxes:2035.00
20030820-0121028

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

FROM: 132 Second Avenue Corporation (the "GRANTOR")

TO: 132 2nd Avenue North, LLC (the "GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
120 East Bay Street Savannah, Georgia 31401	SAME	Map 93-6-2 Parcel 78

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Five Hundred Fifty Thousand Dollars ($550,000.00), the receipt and sufficiency of which is hereby acknowledged, 132 Second Avenue Corporation, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto 132 2nd Avenue North, LLC, a Georgia Limited Liability Company, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows:

BEING part of Lot No. 14 on the Plan of the Original Town of Nashville, not of record, and being also partly shown as Lots Nos. 47 & 49 on the Plan of the Gordon Block of record in Book 21, Page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Second Avenue North, formerly Market Street; said point being the northwest corner of Lot No. 47 on Wm. H. Gordon's Plan, as of record in Book 21, page 53, Register's Office for Davidson County, Tennessee; thence eastwardly along the northerly line of said Lot No. 47 and continuing along the said line, extended, a total distance of 213 feet, more or less, to a point in the westerly margin of First Avenue North, formerly Front Street; thence with the westerly margin of said Avenue, southwardly 24 feet 1 inch to a point in the center of the partition wall between the building located on the hereindescribed property and the property located south of this property; thence westwardly with the center of said partition wall, a total distance of 213 feet, more or less, to a point in the easterly margin of Second Avenue North, formerly Market Street; thence along the easterly margin of Second Avenue North, formerly Market Street, 24 feet 1 inch to the point of beginning.

Being the same property conveyed to 132 Second Avenue Corporation from Paul T. Housche, Trustee for James A. Lewis, Milton E. Hornbuckle, and J. Dudley Phillips, and James A. Lewis, Milton E. Hornbuckle, and J. Dudley Phillips, by Warranty deed dated February 4, 1994, of record in Book 9242, page 168, Register's Office for Davidson County, Tennessee.

This is improved property known as 132 Second Avenue North, Nashville, Tennessee.

GRANTEE ACCEPTS THE PROPERTY IN AS IS CONDITION.

This conveyance is made subject to:

1. 2003 taxes which are not yet due.

2. All matters appearing on the Plan of record in Book 21, page 53, Register's Office for Davidson County, Tennessee.

3. Rights of others, if any, in and to any party walls.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said 132 2nd Avenue North, LLC, its successors and assigns, forever.

And it does covenant with the said 132 2nd Avenue North, LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

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 132 2nd Avenue North, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand as an authorized officer of the corporation this 20 day of August, 2003.

132 SECOND AVENUE CORPORATION

By: _____
Irving Martin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Irving Martin, with whom I am personally acquainted, and who acknowledged that he is the President of 132 SECOND AVENUE CORPORATION, and is authorized to execute this instrument on behalf of the corporation and that as such he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of AUG, 2003.

_____
NOTARY PUBLIC

My Commission Expires:_____

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 20th day of AUG, 2003.

_____
NOTARY PUBLIC

My Commission Expires: _____

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

H:\CLIENT\132 Second Ave. Corp\warranty deed.wpd