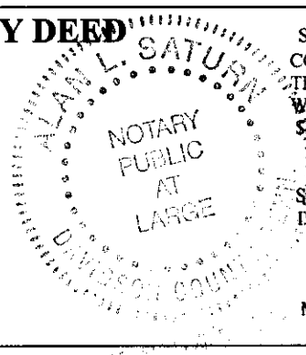
**RECORD AND RETURN TO;**
**SATURN & MAZER TITLE SERVICES, INC**
**212 THIRD AVE. NORTH**
**NASHVILLE, TN 37201**
**SP42477**

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 320 Broadway, LLC | S A M E | 93-6-4-105 |
| **4525 Harding Road, Suite 234** | | |
| Nashville, TN, 3720 | | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Ruble T. Sanderson and wife, Brenda C. Sanderson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**320 Broadway, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**See Attached Legal Description**

**Being the same property conveyed to Ruble T. Sanderson and wife, Brenda C. Sanderson by deed from Laurence M. Papel, Trustee, of record in Instrument Number 20000328-0031304, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property known as 320 Broadway, Nashville, TN 37203

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, Its successors and assigns forever, and we do covenant with the 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 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 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 my/our hand(s) this 19th day of September, 2003

Ruble T. Sanderson

Brenda C. Sanderson

Davidson County DEEDWARR
Recvd: 09/24/03 12:54 3pgs
Fees:18.00 Taxes:1295.00

20030924-0141486

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RUBLE T. SANDERSON and wife, BRENDA C. SANDERSON, the bargainors, with whom I am personally acquainted, (or proved to me on 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 Nashville, Tennessee, this the 19TH day of September, 2003.**

**NOTARY PUBLIC**

**My Commission Expires: 7/29/2006**

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**EXHIBIT "A"**

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, being portion of Lot 57, on the original plan of Nashville, not of record, being located on the northerly right-of-way of Broadway (U.S. Highway 70N) between Alley No. 10 and Fourth Avenue North (Formerly Cherry Street) and being more particularly described as follows:

BEGINNING, at a point in the northerly right-of-way of Broadway at a building joint being N 59° 51' 54" E, 90.96 feet from the easterly right-of-way of Fourth Avenue North; said point also being the southwest corner of Lot 2 shown on the first revision, Portion Tract 75A, Capitol Mall Redevelopment Project Plan of record in Book 7900, Page 317, Register's Office Davidson County, Tennessee;

THENCE, with said northerly right-of-way of Broadway, S 59° 51' 54" W, 23.75 feet to a point;

THENCE, leaving said Broadway with the center of a party wall N 30° 21' 57" W, 130.50 feet to a point in the southerly right-of-way of an alley as dedicated by plat of record in Book 6050, Page 539, Register's Office Davidson County, Tennessee;

THENCE, with said right-of-way, N 59° 48' 43" E, 23.51 feet to the northwest corner of said Lot 2;

THENCE, leaving said Alley, with the westerly boundary of Lot 2, S 30° 28' 16" E, 130.52 feet to the northerly right-of-way of Broadway, the point of beginning.

Containing 3,084 square feet or 0.07 acres, more or less.