Davidson County DEEDWARR
Recvd: 10/20/03 13:24 5pgs
Fees:28.00 Taxes:4884.00

20031020-0154670

BOX #14A
G#14963-2
MAP & PARCELS - SEE BELOW *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,320,000.00 .

Affiant

Subscribed and sworn to before me this the 15th day of October, 2003.

My Commission Expires: 4/10/05

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, ATTORNEY AT LAW
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Rocketown of Middle Tennessee	Rocketown of Middle Tennessee
401 Sixth Avenue South	401 Sixth Avenue South
Nashville, TN 37203	Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Mary E. Tafel Steele, Patricia Tafel Kirchdorfer, Mary D. Tafel Barnum, William D. Tafel, and John A. Tafel**, hereinafter called the "Grantors", have bargained and sold, and by these presents does transfer and convey unto **Rocketown of Middle Tennessee, a Tennessee corporation**, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. I:
LAND in Davidson County, Tennessee, being the rear or westerly 26 feet of Lot Nos. 5 and 6 in the Subdivision of Lot No. 49 in Southfield, a Plan of the original Lots known as Southfield is of record in Book "N", Page 459, Register's Office for Davidson County, Tennessee, the plan of said Subdivision is not of record.

SAID westerly part of Lot Nos. 5 and 6 fronts 26 feet on the southerly side of Shirley Street and runs back between parallel lines with the easterly margin of the first alley West of High Street or 6th Avenue South 80 feet to the northerly line of Lot No. 7 on the Plan of said Subdivision.

BEING: Map 093-10, Parcel 194.00; .03 acre, Shirley Street

CONTINUED

TRACT NO. II:
LAND in Davidson County, Tennessee, being part of Lot No. 50 on the Plan of Southfield, as of record in Book "N", Page 459, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the southeasterly margin of Shirley, formerly Franklin Street, 117 feet northeasterly from the Southeast corner of 7th Avenue South and said Shirley Street; thence, with the southeasterly margin of said Shirley Street northeastwardly 39 feet to an alley; thence, with the southwesterly margin of said alley southeastwardly 117 feet; thence, northwestwardly 39 feet; thence, northwestwardly 117 feet to the BEGINNING.

BEING: Map 093-10, Parcel 178.01; .09 acre, Shirley Street

TRACT NO. III:
Tract A:
LAND in Davidson County, Tennessee, being part of Lot No. 49 on the Plan of Southfield, as of record in Book "N", Page 459, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 6th Avenue South, formerly High Street, at the Southeast corner of the property conveyed to W. H. Tune and Earl Pond, Jr., by Deed from Alfred Hirschberg and wife, of record in Book 1878, Page 137, said Register's Office; thence, with said Tune and Pond's southerly line, westwardly 157-1/2 feet, more or less, to the easterly margin of an alley; thence, with same southwardly 30 feet to the Northwest corner of the property conveyed to the City of Nashville, by Deed from Tennessee Utilities Corporation, of record in Book 1133, Page 8, said Register's Office; thence, with City of Nashville's northerly line, eastwardly 157-1/2 feet, more or less, to the westerly margin of 6th Avenue South; thence, with same, northwardly 30 feet to the BEGINNING.

Tract B:
LAND in Davidson County, Tennessee, being part of Lot No. 49 on the Plan of Southfield, as of record in Book "N", Page 459, Register's Office for Davidson County, Tennessee, being the southerly 20-1/2 feet of Lot No. 9 and the northerly 9-1/2 feet of Lot No. 10 on the unrecorded Subdivision of said Lot No. 49, described as follows:

BEGINNING on the westerly margin of 6th Avenue South, formerly High Street, at the Southeast corner of the property conveyed to Mrs. Josephine Turner, by Deed from John Henry Howington and wife, of record in Book 628, Page 123, said Register's Office; thence, with Turner's southerly line westwardly 157-1/2 feet, more or less, to the easterly margin of an alley; thence, with said alley southwardly 30 feet; thence, eastwardly 157-1/2 feet, more or less, to the westerly margin of 6th Avenue South; thence, with said Avenue northwardly 30 feet to the BEGINNING.

Tract C:
LAND in Davidson County, Tennessee, being part of Lot No. 49 on the Plan of Southfield, as of record in Book "N", Page 459, Register's Office for Davidson County, Tennessee, being the southerly 10-1/2 feet of Lot No. 8 and the northerly 19-1/2 feet of Lot No. 9 on the unrecorded Subdivision of said Lot No. 49, described as follows:

BEGINNING on the westerly margin of 6th Avenue South, formerly High Street, at the Northeast corner of the property conveyed to W. H. Tune, et al, by Deed from Alfred Hirshberg and wife, of record in Book 1878, Page 137, said Register's Office; thence, with Tune's northerly line westwardly 157-1/2 feet, more or less, to the easterly margin of an alley; thence, with said alley northwardly 30 feet; thence, eastwardly 157-1/2 feet, more or less, to the westerly margin of 6th Avenue South; thence, with said Avenue southwardly 30 feet to the BEGINNING.

BEING: Map 093-10, Parcel 190.00; .26 acre, 413 6th Avenue South

CONTINUED

TRACT IV:
LAND in Davidson County, Tennessee, being part of Lot No. 49 on the Plan of Southfield, as of record in Book "N", Page 459, Register's Office for Davidson County, Tennessee, and being known as Lot No. 7 and parts of Lot Nos. 5, 6, and 8 on the unrecorded Subdivision of Lot No. 49, described as follows:

BEGINNING at the Southwest intersection of Sixth Avenue South and Shirley Street; thence, with the westerly margin of 6th Avenue South, southerly 149.5 feet to the Southeast corner of Lot No. 8; thence, with the South line of Lot No. 8, westerly 157.7 feet, more or less, to the easterly margin of an alley; thence, with margin of alley northerly 69.5 feet to a point; thence, easterly direction 26 feet to a point; thence, in a northerly direction 80 feet to the South margin of Shirley Street; thence, easterly 131.5 feet to the point of BEGINNING.

BEING: Map 093-10, Parcel 193.00; .40 acre, 401 6th Avenue South

BEING the same property conveyed to Mary E. Tafel Steele, Patricia Tafel Kirchdorfer, Mary D. Tafel Barnum, William D. Tafel, and John A. Tafel, equally as tenants in common, by Special Warranty Deed from Sovran Bank/Central South, Trustee, with full power to sell, mortgage, lease, or convey, without joinder of a beneficiary, under the terms of a Trust Agreement dated January 23, 1967, between Mary E. Tafel Steele, et al, and Commerce Union Bank, of record in Book 8054, Page 109, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

THIS conveyance is subject to the following exceptions and matters:

1. County Property Taxes for the current year which have been prorated and paid by the Grantors herein;

2. The Plan of record in Book "N", Page 459, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3. All matters shown on ALTA/ACSM Land Title Survey prepared by R. Scot Cherry, Registered Land Surveyor, Tennessee No. 1512, Cherry Land Surveying, Inc., dated April 8, 2002.

*

Tract No. I: MAP 093-10, PARCEL 194.00 (Field Book No. 07W-06250);
Tract No. II: MAP 093-10, PARCEL 178.01 (Field Book No. 07W-06253);
Tract No. III: MAP 093-10, PARCEL 190.00 (Field Book No. 07W-00115); and,
Tract No. IV: MAP 093-10, PARCEL 193.00 (Field Book No. 07W-00080).

THIS is partially improved and unimproved property.

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, the Grantors further covenant with the said Grantee that Grantors 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.

Grantors do further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantors.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 15th day of October, 2003.

Mary E. Tafel Steele

Patricia Tafel Kirchdorfer

Mary D. Tafel Barnum

William D. Tafel

John A. Tafel

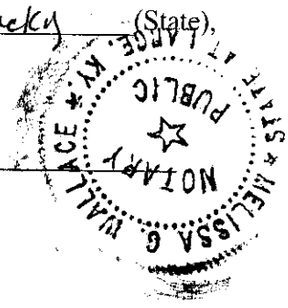
STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary E. Tafel Steele, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Louisville (City), Kentucky (State), this 15th day of October, 2003.

My Commission Expires: 6-25-2005

Notary Public



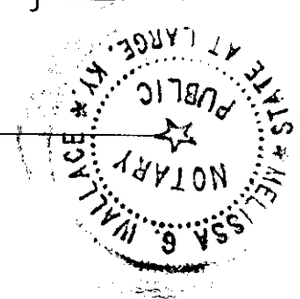
STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Tafel Kirchdorfer, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Louisville (City), Kentucky (State), this 15th day of October, 2003.

My Commission Expires: 6-25-2005

Notary Public



STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary D. Tafel Barnum, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Louisville (City), Kentucky (State), this 15th day of October, 2003.

My Commission Expires: 6-25-2005

Melissa D. Wallace
Notary Public



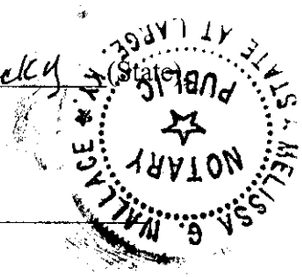
STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William D. Tafel, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Louisville (City), Kentucky (State), this 15th day of October, 2003.

My Commission Expires: 6-25-2005

Melissa D. Wallace
Notary Public



STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Tafel, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Louisville (City), Kentucky (State), this 15th day of October, 2003.

My Commission Expires: 6-25-2005

Melissa D. Wallace
Notary Public

