Davidson County DEEDWARR
Recvd: 11/12/03 14:42 5pgs
Fees:28.00 Taxes:6660.00
20031112-0165683

THIS INSTRUMENT PREPARED BY:
Stokes Bartholomew Evans & Petree, P.A. (CBR)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Kelly S. Brooks and
Robert W. Doyle
1111 17th Avenue South
Nashville, Tennessee 37212

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 93
Parcel 6

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **115 BUILDING, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey, unto **KELLY S. BROOKS and ROBERT W. DOYLE**, as tenants in common with no rights of survivorship (collectively, the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

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, and Grantees' heirs and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantees, Grantees' heirs and assigns,

against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 18th day of November, 2003.

115 BUILDING, LLC

By: _____
James W. Caden, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James W. Caden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of 115 BUILDING, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as its Chief Manager.

Witness my hand, at office, this 18th day of November, 2003.

_____
Notary Public

My Commission Expires: 3-25-06

LINDA J. BOGGESS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me
this 24th day of November, 2003.

Linda J. Boggess
Notary Public

My Commission Expires: 3-25-06

LINDA J. BOGGESS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

244435.2 / 708-8

EXHIBIT A

Legal Description

Land located in Davidson County, Tennessee, being a part of Lot No. 223 on the Map of McNairy's West Nashville Plan of Lots, of record in Book 9, Page 322 and Page 323, Register's Office for said County, also known as per of "Fort Houston Property" Said part of said lot fronts 123 feet on the west side of 16th Avenue South and runs back between parallel lines along the south margin of McGavock Street 202 feet, more or less.

Being the same property conveyed to 115 Building, LLC. by deed from Steve Eatherly and wife Darcy L. Eatherly of record in Deed Book 7928, page 56, Register's Office for said County.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year 2003 are due and payable, but not yet delinquent in the amount of $16,488.00. (Map 93, Parcel 6).

2. Subject to all matters as set forth in Plat Book 9, Pages 322 and 323, Register's Office for Davidson County, Tennessee.

3. Grant of Underground Utility Line Easement to The Metropolitan Government of Nashville and Davidson County, Tennessee recorded October 23, 2003 as Instrument No. 20031023-0157068, Register's Office for Davidson County, Tennessee.

4. Arts Center Redevelopment Plan Containing Restrictive Covenants, recorded August 18, 1999 in Book 11625, Page 252, Register's Office for Davidson County, Tennessee.