THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22328-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Affiant Subscribed and sworn to before me this 13th day of February, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Kimmy D. Wix 2207 8th Avenue South Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.105.14 Parcel No. 066.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ricky E. Reynolds and Nicky Reynolds**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimmy D. Wix** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2207 8th Avenue South, Nashville, TN 37204 and is not residential property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of February, 2004.

Ricky E Reynolds by Dorothy E. Reynolds atty.-in-fact
Ricky E. Reynolds, BY: Dorothy E. Reynolds, Attorney-in-Fact
Nicky Reynolds

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nicky Reynolds**, 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, at office, this 13th day of February, 2004.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy E. Reynolds**, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said **Ricky E. Reynolds** and is authorized by the said **Ricky E. Reynolds** to execute this instrument on HIS behalf.

Witness my hand, at office, this 13th day of February, 2004.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

My commission expires:

Notary Public

Davidson County DEEDWARR
Recvd: 02/19/04 14:54 2pgs
Fees:13.00 Taxes:425.50
20040219-0019434

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 64 in the Waverly Land Company's planof lots of record in Book 57, page 95, Register's Office for Davidson County, and more particularly described as follows:

Beginningon the West side of 8th Avenue South, formerly Franklin Pike, st the southeast corner of Lot No. 65; thence southerly along the West side of 8th Avenue South, 50 feet; thence, at right angles westerly 207.5 feet, more or less, to an alley; thence, notherly with said alley 50 feet to the southwest corner of said Lot No. 65; thence, easterly with the line between Lot Nos. 64 and 65, 197.4 feet to the beginning point.

Being the same property conveyed to Ricky E. Reynolds and Nicky Reynolds by Quitclaim deed dated 4/23/2002 from Dorthey E. Reynolds of record in Instrument No. 20020507-0056170, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Abstract of Lease from Ricky E. Reynolds and Nicky Renolds to Action Displays, Inc., dated 11/07/03 and recorded in Instrument No. 20031119-0168735, Register's Office for Davidson County, Tennessee and assigned to RTM Media, L.P., by Instrument No. 20040122-0008562.
3) All matters appearing on the Plan of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.