This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 03/31/04 11:10 3pgs
Fees:18.00 Taxes:1979.50
20040331-0036148

Address New Owner(s):
206 Partners
206 Capital Boulevard
Nashville, TN 37219-1801

Send Tax Bills to:
New Owner

Map and Parcel No.:
93-06-1-10

SPECIAL WARRANTY DEED

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, RIDGEFIELD PROPERTIES, a Tennessee general partnership, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to 206 PARTNERS, a Tennessee general partnership, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 113 on the Original Plan of Nashville, which Plan is not recorded, said part of said lot begins on the westerly margin of 6th Avenue North, formerly High Street, at a point 119 feet, 7-½ inches north of the north line of Church Street; runs thence northerly with the west margin of 6th Avenue North, 46 feet 5 inches to a point in the center of the wall between this property and the property formerly belonging to the heirs of Mrs. Maggie McAlister, deceased; running thence in a westerly direction with the center of said wall, 139 feet 3 inches, to the eastern margin of Capitol Boulevard; thence in a southerly direction about 47 feet to the north line of Joys New Wall; and thence in an easterly direction 139 feet 3 inches to the beginning.

Being the same property conveyed to Ridgefield Properties, a Tennessee general partnership, by deed from Ridgefield Properties, L.P., a Tennessee limited partnership, of record in Instrument No. 199912300308923, Register's Office for Davidson County, Tennessee.

This property is known as 211 6th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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 this 30th day of March, 2004.

RIDGEFIELD PROPERTIES, a Tennessee General partnership

By: KERMIT C. STENGEL CO., General Partner

By: _____
Kermit C. Stengel, Jr., President

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 Kermit C. Stengel, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Kermit C. Stengel Co., the general partner of Ridgefield Properties, the within named bargainor, a Tennessee general partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as President of Kermit C. Stengel Co., the general partner.

WITNESS my hand and official seal at office, this 30th day of March, 2004.

JACK F. KING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

_____
Notary Public
My commission expires: 5/31/2004

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My Commission Expires MAY 31, 2004

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me this 30th day of March, 2004.

Notary Public
My Commission Expires: 9/24/05

SAM D. HODGES, III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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