Davidson County DEEDWARR
Recvd: 05/26/04 15:44 2pgs
Fees:13.00 Taxes:1387.50
20040526-0062201

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2004085

SPECIAL WARRANTY DEED PICK-UP

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Five Zero Holdings, LLC	(NAME) ~~Same as~~ new owner	Map 93-11, Parcel 195
(STREET ADDRESS) 2030 Castleman Drive	(STREET ADDRESS) 28 Middleton Street	
(CITY) (STATE) (ZIP) Nashville TN 37215	(CITY) (STATE) (ZIP) Nashville Tn. 37210	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **STEVE C. NORRIS, an unmarried person,** has this day bargained and sold, and does hereby transfer and convey unto the said **FIVE ZERO HOLDINGS, LLC, a Tennessee limited liability company**, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Rutledge Addition to South Nashville, as of record in Book 21, page 73, Register's Office, Davidson County, Tennessee. Said Lot No. 54 fronts 50 feet on the northerly side of Middleton Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Steve C. Norris by deeds of record in Book 9410, page 648; Book 8293, page 487; Book 8741, page 821; and Book 9221, page 548, Register's Office, Davidson County, Tennessee.

Together with appurtenant easements contained in Reciprocal Easement Agreement recorded in Book 7286, page 320, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $375,000.00.

Subscribed and sworn to before me this the 26th day of May, 2004.

Affiant

My commission expires: 7/30/05

Notary Public

This is improved property known as 28 Middleton Street, Nashville,Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, CLAIMING BY, THROUGH, OR UNDER GRANTOR HEREIN, BUT NO FURTHER OR OTHERWISE.

Whenever 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 our hand this 26th day of May, 2004.

Steve C. Norris
Steve C. Norris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVE C. NORRIS, an unmarried person**, 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 Nashville, Tennessee, this 26th day of May, 2004.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/2005

ENCUMBRANCES:

1. 2004 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Reciprocal Easement Agreement between Victorian House Associates, Ltd., a Tennessee limited partnership, and 30 Middleton Group, Ltd., a Tennessee limited partnership, of record in Book 7286, page 320, Register's Office, Davidson County, Tennessee.