First American Title Insurance Company
315 Deaderick Street, Suite 2055
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 06/14/04 09:15 5pgs
Fees:28.00 Taxes:2460.50
20040614-0069691

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

JACK CECCARELLI
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 2004.

Jean M. Sulecz
NOTARY PUBLIC

My Commission expires: July 26, 2007

THIS INSTRUMENT PREPARED BY:
William L. Rosenberg, Attorney, 315 Deaderick Street Suite 2055 Nashville, TN 37238

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Larry F. Ferrell (NAME)	Same (NAME)	082-10-0-038.00
834 Long Hollow Pike (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Restructure Partners, L.L.C., a Florida limited liability company

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Larry F. Ferrell

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto for legal description.

The above referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unimproved ( ) improved (X) property, known as

240 N. First Street, Nashville, TN 37213
(House Number) (Street) (City) (State) (Zip)

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, their heirs and assigns, forever. We do covenant with said GRANTEES that we 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 10th day of June, 2004.

Restructure Partners, L.L.C., a Florida limited liability company

By: *

JACK CECCARELLI

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF ~~TENNESSEE~~ Florida }
County of) Hillsborough

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared JACK CECCARELLI, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Managing Director of RestructurePartners, LLC, the within named bargainor, a limited liability company, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him self as such officer.

Witness my hand and official seal at office this 10th day of June, 2004.

My Commission expires:
July 26, 2007

Jean M. Subecz
Notary Public

Jean M. Subecz
Commission #DD283478
Expires: Jul 26, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared_____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a limited liability company, and that ____, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by _____self as such officer.

Witness my hand and official seal at office this _____ day of _____, 2004.

My Commission expires:

_____

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000 -

Susan Felts
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 20 04.

William L. Rosenberg
NOTARY PUBLIC

My Commission expires: May 30, 2007

WILLIAM L. ROSENBERG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Exhibit A

Parcel I:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 4 on the plan of the John Shelby Estate of record in Plan Book 1, page 10, Chancery Court of Nashville, described as follows:
Beginning at the southwest corner of North First Street and the Jefferson Street Bridge; thence with the southerly margin of said bridge, westwardly 210 feet to the easterly margin of an alley; thence with said alley, southwardly 215 feet to the northwesterly margin of Dickerson Street; thence with the northwesterly margin of said Street, northeastwardly 300 feet, more or less, to the westerly margin of North First Street; thence with the last mentioned street, northwardly 50 feet to the beginning.
Except part of Lot 4 described as follows: Beginning at the southwest corner of North First Street and Spring Street; thence South 5 deg. 50 min. West 37.0 feet with the westerly margin of North First Street to a point; thence with a curve having a radius of 20 feet, 30.3 feet to a point; thence North 75 deg. 22 min. West 114.7 feet to a point in the southerly margin of Spring Street; thence South 83 deg. 33 min. 20 sec. East 132 feet to the point of beginning.

Parcel II:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 13 in Wetmore's Plan of record in Book 11, page 295, Register's Office for said County, described according to a survey made by T.R. Sanford, Surveyor, April 20, 1949, as follows: Beginning at the southwest corner of North First Street, formerly Whites Creek Pike, and Dickerson Street; thence with the westerly margin of North First Street, southwardly 66.8 feet; thence, westwardly 106.8 feet to an iron pin in the southerly margin of Dickerson Street; thence with said street, northeasterly 133.2 feet to the beginning.

Parcel III:

Land in Davidson County, Tennessee, being part of Lot No. 13 in Wetmore's Plan of record in Book 11, page 295, Register's Office for said County, and a part of Dickerson Street, now closed, described according to a survey made by James L. Murphy, Jr., dated April 8, 1970, as follows:
Beginning at a point on the west margin of North First Street where the south margin of Dickerson Street (now closed) intersects North First Street; thence with said west margin, South 18 deg. 16 min. 25 sec. West 13.0 feet to an iron pin; thence North 56 deg. 37 min. 50 sec. West 128.43 feet to a point in the center of Dickerson Street (now closed); thence North 79 deg. 41 min. 50 sec. East 14.4 feet to a point; thence South 70 deg. 26 min. 20 sec. East 114.51 feet to the west margin of North First Street; thence South 26 deg. 08 min. 55 sec. West along the west margin of North First Street 25.0 feet to the beginning.

Included in the above descriptions, but expressly excluded is a portion of said property having been conveyed to Modular Services, Inc. of record in Book 4463, page 295, Register's Office for Davidson County, Tennessee. Described as follows:

Beginning at a point in the center of Alley No. 310; said alley being the first alley east of Cowan Street, and said point being in the southerly margin of Spring Street; thence with the margin of Spring Street, South 71 deg. 52 min. 00 sec. East 6.22 feet to a point; thence South 33 deg. 22 min. 30 sec. West 161.83 feet to a point; thence leaving said alley South 56 deg. 37 min. 50 sec. East 91.52 feet to a point in the center of Dickerson Street, now closed; thence with the same, South 79 deg. 41 min. 50 sec. West 121.75 feet to a point; thence North 12 deg. 53 min. 47 sec. West 13.11 feet to a point in Dickerson Street, opposite the center of Alley No. 310 above referred to; thence with the same, North 33 deg. 22 min. 30 sec. East 235.19 feet to the point of beginning.

Also included in the above descriptions, but expressly excluded is a portion of said property having been conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8347, page 775, Register's Office for Davidson County, Tennessee. Described as follows:

Beginning at the point of intersection of the existing west margin of North 1st Street and the north boundary of the Diversified Motel Properties Limited Partnership property; thence with said boundary, North 84 deg. 27 min. 42 sec. West 9.49 feet to a point; thence with the proposed west margin of said road having a 496.08 foot radius curve to the right and northerly 105.39 feet to a point; thence with the proposed southwest margin of Jefferson Street, North 33 deg. 03 min. 02 sec. West 48.64 feet to a point; thence with the proposed south margin of Jefferson Street (1) North 83 deg. 39 min. 58 sec. West 115.87 feet. (2) having a 662.20 foot radius curve to the left and westerly 53.66 feet to a point; thence with the east boundary of said Diversified Motel Properties Limited Partnership, North 05 deg. 22 min. 38 sec. East 18.40 feet to a point; thence with the existing south margin of Jefferson Street, easterly 193 feet,

. more or less, to a point; thence with the existing southwest margin of Jefferson Street with a curve right and southeasterly 25 feet, more or less, to a point; thence with said existing west margin, southerly 124 feet, more or less, to the point of beginning, and containing 3877 square feet.

Being the same property conveyed to Restructure Partners, L.L.C. by Warranty Deed of record in Book 11622, page 960, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Taxes and assessments for the year 2004, which are not yet due and payable, which have been prorated between parties.

2. All matters as shown on the plat of record in Plan Book 1, page 10, Chancery Court, and in Book 11, page 295, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4444, page 571 in the Register's Office, Davidson County, Tennessee.

4. Easement(s) of record in Book 4350, page 131 in the Register's Office, Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4603, page 572 in the Register's Office, Davidson County, Tennessee.

6. Easements and rights retained by the Metropolitan Government of Nashville and Davidson County in Bill No. 69-1031, Metropolitan County Council.