31 B

Hollins + Asc.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $825,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 23 day of August, 2004.

Notary Public
My Commission Expires: 11/27/04

MARILYN HYDE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 08/24/04 12:22 5pgs
Fees:28.00 Taxes:3052.50

20040824-0102184

ADDRESS NEW OWNER:
513 Third Avenue South
Nashville, TN 37210

SEND TAX BILL TO:
SAME

Map: 093-06-4, Parcel: 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, John David Buffington, Marsha Owens Buffington, Robert Daniel Rucker and Amy Owens Rucker, each with an undivided one-fourth (1/4) interest, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Ritzen Properties II, LLC, a Tennessee limited liability company, hereinafter the GRANTEE, its representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

See attached Exhibit A, which is incorporated herein by this reference.

This is improved property known as 113-119 Third Avenue South, Nashville, Tennessee 37201.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, as set forth on attached Exhibit B.

Subject property is not the usual place of residence of the Grantors herein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its representatives and assigns, forever; GRANTORS do further covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 23 day of August, 2004.

GRANTORS:

John David Buffington

Marsha Owens Buffington

Robert Daniel Rucker

Amy Owens Rucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, John David Buffington, 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, at office, this 23 day of August, 2004.

Notary Public

My Commission Expires: 9-30-2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Marsha Owens Buffington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of August, 2004.

Notary Public

My Commission Expires: 9-30-2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Robert Daniel Rucker, 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, at office, this 23 day of August, 2004.

Notary Public

My Commission Expires: 9·30·2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Amy Owens Rucker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of August, 2004.

Notary Public

My Commission Expires: 9·30·2006

EXHIBIT 'A'
Real Property Description

Land in Davidson County, Tennessee, being part of Lots Nos. 11 and 12 on the First plan of Davidson Academy Lots, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, June 13, 1945, as follows:

Beginning at a point on the westerly margin of Third Avenue South at the southeast corner of the property owned by Kuhn Brothers Company on Third Avenue South, as of record in Book No. 577, Page 22, said Register's Office; thence with Kuhn's south line westwardly 106 feet 6 inches; thence southwardly 25 feet; thence westwardly 24 feet 10 inches to the westerly margin of a 12 foot 7 inch wide right-of-way; thence with the west line of said right-of-way 103 feet 3 inches to a point; thence eastwardly 24 feet 10 inches to the southwest corner of a building now occupied by the Tennessee Machinery company; thence northwardly 48 feet 9 - 1/2 inches to the northwest corner of the last mentioned building; thence eastwardly 106 feet 6 inches to the westerly margin of Third Avenue South; thence with the westerly margin of said Avenue northwardly 78 feet 4 inches to the point of beginning and being the same property conveyed to Mrs. Ruby McDermont Whitmore, by deed of record in book no. 649, page 494, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John David Buffington, Marsha Owens Buffington, Robert Daniel Rucker, and Amy Owens Rucker, each to have an undivided one-fourth (1/4) interest by Warranty Deed from James L. Warren, George J. Warren, William C. Warren, Martha W. Gaines, and Imogene H. Warren dated June 4, 1990 and recorded in Book 8123, Page 781, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'
PERMITTED EXCEPTIONS

1. City and/or County Taxes for the year 2004 and subsequent years.

   Map & Parcel No: 093-06-4 030.00

2. All matters on the unrecorded First plan of Davidson Academy Lots, not of record, described according to a survey by Z. J. Wilkinson, Surveyor, dated June 13, 1945.

3. All matters shown on final survey by Ragan-Smith Associates, 315 Woodland St, P.O. Box 60070, Nashville, TN 37206, dated March 22, 2004, revised May, 10, 2004, revised May 21, 2004, revised June 4, 2004, and last revised on August 20, 2004, by Kenneth H. Hinkle, Jr., RLS Tenn. No. 810, Job. no. 2004-013, Work Order no: 7491

4. Easement set forth in Warranty Deed of record in Book 577, Page 22, Register's Office for Davidson County, Tennessee.

5. Easement in Deed of record in Book 612, Page 385, Register's Office for Davidson County, Tennessee.

6. Unrecorded rights of BellSouth for public utilities now in use.