Davidson County DEEDWARR
Recvd: 11/22/04 09:43 6pgs
Fees:33.00 Taxes:2960.00
20041122-0139558

This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203
615241L 0020

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
306 Broadway, LLC Attn: C. Eugene Gilbert 721 Noble Oak Drive Marietta, GA 30068	Same	93-06-028 93-06-027

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, 304 Broadway, L.L.C. (referred to hereinafter as "Grantor"), a Tennessee Limited Liability Company, has bargained and sold and does hereby transfer and convey unto 306 Broadway, L.L.C. (referred to hereinafter as "Grantee"), a Tennessee Limited Liability Company, its successors and assigns, certain land located in Davidson County, Tennessee, as further described in Exhibit A, attached and incorporated by reference (the "Property").

This is improved property known as 304-306 Broadway.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, its successors and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, unless otherwise shown on Exhibit B, attached.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 17th day of November 2004.

304 Broadway, LLC
(Grantor)

By: Douglas E Hirt

Title: CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $800,000.00.

304 Broadway LLC (Affiant)

By: Douglas L Hart

Title: CHIEF MANAGER

Subscribed and sworn to before me, this 17th day of November 2004.

Notary Public

My Commission Expires:

3/21/05

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Douglas Hurt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of 304 Broadway, LLC, a Tennessee Limited Liability Company, the within-named bargainor, a Tennessee corporation and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of 304 Broadway, LLC by himself/herself as such Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of November 2004.

Notary Public

My commission expires:

3/21/05

SCHEDULE A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 45 on the Original Town of Nashville, not of record, described as follows:

Beginning at a point on the northern margin of Broad Street, fifty-eight (58) feet west of the western margin of Third Avenue, formerly College Street, running thence nearly parallel with said avenue, formerly College Street, one hundred eight and one-third (108-1/3) feet to an alley; thence westwardly, parallel to Broad Street, fifty-six (56) feet; thence at right angles, southwardly and parallel with said avenue, formerly College Street, to Broad; thence eastwardly with Broad Street fifty-six (56) feet to the beginning.

Being the same property conveyed to 304 BROADWAY, L.L.C., by deed of record in Book 11280, page 753, said Register's Office.

SCHEDULE B

ENCUMBRANCES

1. Davidson County Real Property Taxes for 2004, which have been prorated and assumed by the Grantee.

2. Rutledge Hill Redevelopment Plan of record in Book 7084, page 983, Register's Office for Davidson County, Tennessee.

3. Capital Mall Redevelopment Plan of record in Book 7423, page 374, Book 8421, page 587, and Book 9208, page 613, said Register's Office.

4. Lease Agreement between Melanie May Hirt, et al. and Texas Boot Company, Incorporated, dated June 30, 2003.

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