Book 36

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF APRIL, 2005.

NOTARY PUBLIC

My commission expires: September 26, 2008

Davidson County DEEDWARR
Recvd: 04/08/05 14:01 3 pgs
Fees:18.00 Taxes:1424.50
20050408-0038972

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219
File No. 20588

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kandada, LLC 1916 Patterson Street, Suite 605 Nashville, TN 37203	SAME	92-12-180.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Big Brothers/Big Sisters of Middle Tennessee, a Tennessee non profit corporation (formerly known as Buddies of Nashville, Inc.), **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto Kandada, LLC, a Tennessee Limited Liability Company, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 210 on the plan of the Boyd Home Tract of record in Book 21, page 39, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of State Street, 62 feet west of the northwest corner of State Street and 18th Avenue, North; running thence along the north margin of State Street, westwardly 38 feet to a point, said point being the southwest corner of Lot No. 210; thence northwardly along the line between Lots Nos. 210 and 211, 126 feet to a point; thence eastwardly along a line parallel with State Street, 38 feet to a point; thence southwardly along a line parallel with and 10 feet west of the dividing line between Lots 209 and 210 to the point of beginning.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Boyd Home Tract of record in Book 21, page 39, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 211 fronts 50 feet on the north side of State Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Buddies of Nashville, Inc. and Deed from Kenard V. Peterman and wife, Anita L. Peterman, of record in Book 7028, page 303, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2005 and subsequent Davidson County, which are assumed by Grantee;
2. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
3. Any and all zoning regulations, setback lines, if any, easements and rights of way for public utilities that may be applicable to this property.

This property is also known as improved property known as 1804 State Street, Nashville, Davidson County, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 its hand this 7th day of April, 2005.

Big Brothers/Big Sisters of Middle Tennessee, a Tennessee non profit corporation:

By: Mary Perry
Mary Perry, President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mary Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to the President of Big Brothers/Big Sisters of Middle Tennessee, a Tennessee non profit corporation, and she executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President in her official capacity.



NOTARY PUBLIC

My Commission Expires: _____

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