Davidson County DEEDWARR
Recvd: 05/02/05 13:53 3 pgs
Fees:18.00 Taxes:4532.50

20050502-0048545

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street
Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00

AFFIANT

Subscribed and sworn to before me, this 14th day of April, 2005.

Notary Public

My Commission Expires:

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

Address new owner as follows:

Gold Plaza Partnership
516 Glengary Drive
Nashville, TN 37217

Send Tax Bills to:

SAME

Map-Parcel Numbers

Map 107-13
Parcel 130.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMPSON PLACE ASSOCIATES,** a Tennessee joint venture, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GOLD PLAZA PARTNERSHIP,** a Tennessee general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 1st Civil District of Davidson County, Tennessee, lying along the east margin of U. S. Highway 41, (Murfreesboro Road), and the south margin of Thompson Place, and being more fully described as follows:

Beginning at an iron pin in the east margin of Murfreesboro Road, said iron pin being the westernmost corner of the property conveyed to Guttman and Cypress as evidenced in Deed Book 3981, Page 142, Register s Office for Davidson County, Tennessee (R.O.D.C.); thence

1. with said margin of Murfreesboro Road, N 49 49' W a distance of 180.00 feet to an iron pin, said iron pin being the beginning of a radius return to Thompson Place; thence

2. through a curve to the right with a radius of 10.00 feet (a central angle of 113 15', a chord distance of 16.70 feet) an arc distance of 19.77 feet to an iron pin in the south margin of Thompson Place; thence

3. continuing along the south margin of Thompson Place through a curve to the right with a radius 275. 79 feet (a central angle of 12 38', a chord distance of 60.69 feet) an arc distance of 60.81 feet to an iron pin; thence

4. continuing with said margin N 76 04' E a distance of 115.10 feet to an iron pin , said pin being a corner to Guttman and Cypress; thence

5. leaving said margin, continuing along the line common to this tract and the Guttman and Cypress tract S 49 49' E a distance of 91..80 feet to an iron pin; thence

6. continuing with said common line S 40 11' W a distance of 160. 00 feet to the beginning.

Being the same property conveyed to Thompson Place Associates , a Tennessee joint venture composed of E. Wayne Tomlinson and Dwight Stacey by quitclaim deed from Mobil Foundation, Inc., a New York not for profit corporation, of record in Book 6815, page 95, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous instrument of record. A new legal description was not prepared for this transaction.

This conveyance is subject to the following:

1. 2005 Metro taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument Grantees assume and agree to pay such taxes prior to delinquency thereof, and to indemnify and hold harmless Grantor from all liability and loss arising therefrom.

2. Rights or claims of parties in possession.

3. Easements, liens, encumbrances, or claims thereof, which are not shown by the public record.

4. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

5. Declaration of Restrictions of record in Book 6706, page 556, said Register's Office.

6. Charter of record in Book 9066, page 543, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4108, page 612, said Register's Office.

8. Leases encumbering the property to the following tenants:

   (a) Cash 2000.
   (b) Cutz Hair Salon.
   (c) Direct Insurance.
   (d) Alteration Shop.
   (e) A & H Mart.
   (f) Son Latino Music.
   (g) 3D Loan.

This is improved property known as 1100 Murfreesboro Road, Nashville, Tennessee 37217.

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 it does covenant and bind, itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

WITNESS our hand this 14th day of April, 2005.

THOMPSON PLACE ASSOCIATES,
a Tennessee joint venture

By: E. Wayne Tomlinson
E. Wayne Tomlinson, Venturer

By: Dwight Stacey
Dwight Stacey, Venturer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **E. WAYNE TOMLINSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **VENTURER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of April, 2005.

Wesley D. Turner
Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DWIGHT STACEY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **VENTURER** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of April, 2005.

Wesley D. Turner
Notary Public

My Commission Expires: _____

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007