Davidson County DEEDWARR
Recvd: 05/26/05 11:52 2 pg
Fees:13.00 Taxes:2701.00
20050526-0059566

313
Tenn

GENERAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Mathews Holdings, LLC c/o The Mathews Company 300 Broadway P.O. Box 22149 Nashville, TN 37203	Same	Map: 93-6-2 Parcel: 69

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 consideration, the receipt of which is hereby acknowledged, MATHEWS INVESTMENTS, INC. f/k/a MATHEWS PARTNERS, INC., ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MATHEWS HOLDINGS, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the easterly margin of Second Avenue North, between Broad Street and Church Street and being a part of Lot 13 on the plan of the Original Town of Nashville, not of record, being more particularly described as follows:

Beginning at a point in the easterly margin of Second Avenue North, said point being southerly 311.99 feet along said margin from the southerly margin of Church Street;

Thence, leaving said margin with the south line of Rhea Building, LLC and Music City, LLC, Et. Al. of record in Instrument No. 2002060568176, Register's Office for Davidson County, Tennessee ("R.O.D.C.T."), N 62° 08' 00" E, 208.91 feet to a point in the west margin of First Avenue North;

Thence, with said margin, S 27° 07' 00" E, 85.00 feet to a point;

Thence, leaving said margin with the north line of Howard & Manis Enterprises, Inc., of record in Book 9600, page 755, R.O.D.C.T., S 62° 08' 04" W, 209.17 feet to a point in the east margin of Second Avenue North;

Thence, with said margin, N 26° 56' 20" W, 85.00 feet to the Point of Beginning.

Containing 17,767 square feet or 0.41 acres, more or less.

Being part of the same property conveyed to Mathews Partners, Inc. by deed of record in Book 9350, page 184, R.O.D.C.T. Mathews Partners, Inc. having since changed their name to Mathews Investments, Inc. as evidenced by Certificate of record as Instrument No. 20000313-0025621, R.O.D.C.T.

This conveyance is subject to the following:

1. Taxes for 2005.
2. Phillips Jackson Street Redevelopment Plan Restrictive Covenants of record in Book 9183, page 130, and amended in Book 11625, page 280, R.O.D.C.T.
3. Rights of others in and to party walls.

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 the 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, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of _____, 2005.

MATHEWS INVESTMENTS, INC.

By: Robert C Mathews

Its: Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert C Mathews, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President, of MATHEWS INVESTMENTS, INC., the within named bargainor, a corporation, and that he as such officer, being duly authorized, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal at office on this the 25th day of May, 2005.

NOTARY PUBLIC

JANICE L. PATTEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/21/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires

The actual consideration or value, whichever is greater, for this transfer is ~~$730~~,000.00.

Affiant

Subscribed and sworn to before me this 25th day of May, 2005.

Notary Public

JANICE L. PATTEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 7/21/07

My Commission Expires

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
17th Floor, AmSouth Center
Nashville, Tennessee 37238