RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/06/05 13:55 2 pgs
Fees:13.00 Taxes:2590.00

20050606-0064269

WARRANTY DEED

G-CBB-05-40

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
40 Music Square East, LLC	BILL HODDE	
40 Music Square East	(NAME) 136 Abbotsford	
(ADDRESS) Nashville, Tennessee 37203	(ADDRESS) Nashville, TN 37215-2444	93-13-157.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we YOLANDA PINHAL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto 40 MUSIC SQUARE EAST, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH ONE-HALF OF LOT NO. 57 IN JOHN SIGLER'S PLAN OF LOTS IN WEST NASHVILLE, OF RECORD IN PLAN BOOK 1, PAGE 4, CHANCERY COURT FOR SAID COUNTY.

SAID PART OF LOT NO. 57 FRONTS 43 FEET ON THE EASTERLY SIDE OF 16TH AVENUE SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 168 FEET TO AN ALLEY.

TRACT 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY ONE-HALF OF LOT NO. 57 ON THE PLAN OF SIGLER'S PLAN, OF RECORD IN PLAN BOOK 1, PAGE 4, OFFICE OF CHANCERY COURT CLERK FOR SAID COUNTY.

SAID PART OF LOT NO. 57 FRONTS 43 FEET ON THE EASTERLY MARGIN OF MUSIC SQUARE EAST, FORMERLY 16TH AVENUE SOUTH, FORMERLY BELMONT AVENUE, FORMERLY HAYS STREET, AND EXTENDS BACK BETWEEN PARALLEL LINE 168.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO YOLANDA PINHAL BY SPECIAL WARRANTY DEED FROM BANK OF AMERICA N.A., AS SUCCESSOR TO NATIONSBANK OF TENNESSEE, N.A., AS EXECUTOR OF THE ESTATE OF JOSEPH PINHAL, RECORDED THE 11TH DAY OF OCTOBER, 1999 IN DEED BOOK 11698, PAGE 781 CORRECTED AT INSTRUMENT NO. 199912130302427, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Said Yolanda Pinhal is also known as Yolanda G. Pinhal. Said Donna G. Lefevers is also known as Donna G. Lafevers. Durable Power of Attorney appointing Donna G. Lefevers as Power of Attorney for Yoland G. Pinhal of record in Instrument No. 20050414-0041549, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 40 Music Square East, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 31st day of May 2005.

Yolanda Pinhal by Donna Lefevers
Yolanda G. Pinhal by Donna G. Lefevers,
attorney-in-fact

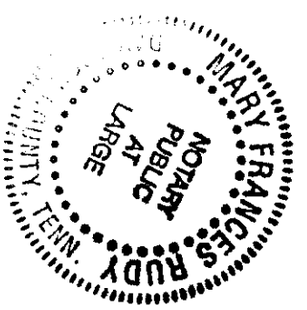
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna G. Lefevers, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Yolanda G. Pinhal and acknowledged that he/she executed the same as the free act and deed of the said Yolanda Pinhal.

Witness my hand and official seal at Nashville, Tennessee on this the 31st day of May, 2005.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO: