Davidson County DEEDWARR
Recvd: 07/05/05 14:08 3 pgs
Fees:18.00 Taxes:7400.00
20050705-0076867

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,000,000.00. Elizabeth S. Courtney *Affiant* Subscribed and sworn to me on July 1, 2005. David B. Herbert NOTARY PUBLIC DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 24, 2009 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20724SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Multi-National Business Development, LLC 114 30th Avenue South Nashville, TN 37212	SAME	104-02-392

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, Douglas M. Grisham and wife, Cherie Grisham, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Multi-National Business Development, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. 1:

Being Lot No. 23 on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55 in the Boyd Cockrill Spring Tract of record in Book 161, page 77, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 50 feet on the westerly side of 29th Avenue, South, formerly Williams Avenue, at one time called 30th Avenue South, and runs back between parallel lines, 135 feet to an alley.

TRACT NO. 2:

Being Lot No. 24 on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55 in the Boyd Cockrill Tract of record in Book 161, page 77, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the westerly side of 29th Avenue South, and runs back between parallel lines, 135 feet to an alley.

Being the same property conveyed to Douglas M. Grisham by Deed from John S. Phipps, Sr. and wife, Martha M. Phipps, of record in Book 9455, page 188, 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 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Easement for sanitary sewers and/or storm drainage of record in Book 10117, page 518, in the Register's Office for Davidson County, Tennessee; and
3. Easement for sanitary sewers and/or storm drainage of record as Instrument No. 20040116-0006842 in said Register's Office; and
4. 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
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 115 29th Avenue South, Nashville, TN.

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 GRANTORS do covenant with the said GRANTEE that they are 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 GRANTORS do further covenant and bind themselves, their heirs 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 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 our hands on July 1, 2005.

Douglas M. Grisham

Douglas M. Grisham

Cherie Grisham

Cherie Grisham

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 1, 2005, before me personally appeared Douglas M. Grisham and Cherie Grisham to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 1, 2005.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE
NOTARY PUBLIC
DAVID B. HERBERT
DAVIDSON COUNTY