Davidson County DEEDWARR
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Fees:23.00 Taxes:2960.00
20050825-0101984

This Instrument Was Prepared By:
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Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

# DEED

| NEW OWNER | SEND TAX BILL | MAP-PARCEL NO. |
|---|---|---|
| MCE Properties, LLC<br>1109 16th Avenue South<br>Nashville, Tennessee 37212 | Doug Colton<br>1506 South Street<br>Nashville, TN 37212 | Map 104-4<br>Parcel 136 |

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **SHERYTHA P. SCAIFE** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **MCE Properties, LLC** (the "Grantee"), a Tennessee limited liability company, its successors and assigns, the following tract or parcel of land:

That certain tract or parcel of land (the "Land") lying and being situated in the City of Nashville, Davidson County, Tennessee, and being more particularly described in the Legal Description set forth on Exhibit "A", attached hereto, and all other improvements situated on the Land together with (i) all buildings, fixtures and improvements located thereon, (ii) all rights and appurtenances thereto in anywise belonging to Grantor, including, but not limited to, all interest, if any, of Grantor in any permits, authorizations, governmental entitlements, licenses, approvals and easements, (iii) all right, title and interest of Grantor, if any, in, and to, all rights-of-way, or rights of ingress to and egress from the real property, and any land lying in or under the bed of any highway, avenue, street or alley, in, on, access or adjoining the real property, regardless of whether or not the minerals are considered part of the surface estate or part of the mineral estate, and (vi) all water, sewer and other utility capacity commitments and/or credits, if any, which pertain to or inure to the benefit of such real property (all of such property referred to herein as the "Property").

This conveyance is made and accepted subject to the leases, easements, covenants, restrictions and the other matters and exceptions affecting the Property and set forth on Exhibit "B", attached hereto and incorporated by reference ("Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions unto Grantee, its successors and assigns, forever, and GRANTOR covenants and warrants with GRANTEE that GRANTOR, her heirs, successors and assigns, shall warrant and defend title to the real property unto GRANTEE, its successors and assigns, against the claims and demands of GRANTOR and the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

The terms and provisions contained in this Deed shall be binding upon and inure to the benefit of GRANTOR and GRANTEE and their respective heirs, successors, personal representatives and assigns.

IN WITNESS WHEREOF, GRANTOR has caused her name to be subscribed hereto as of the day and year first above written.

GRANTOR:

Sherytha P Scaife

Sherytha P. Scaife

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, an official Notary Public of the said county and state, Sherytha P. Scaife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 18th day of August, 2005.

Notary Public

GARY WESTBERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: My Commission Exp. Nov. 22, 2008

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Sworn to and subscribed before me this 18th day of August, 2005.

Notary Public

My Commission Exp. Nov. 22, 2008

My Commission Expires: _____

GARY WESTBERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

GARY WESTBERRY PUBLIC DAVIDSON COUNTY, TN

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Margaret R. Shields' Subdivision of Lots Nos. 5 and 6 in O.B. Hayes' Plan of Large Lots, as of record in Book 57, page 33, Register's Office of Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the easterly side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines 162-1/2 feet to an alley.

Being the same property conveyed to Sherytha P. Scaife from Cecil Scaife of record in Book 8510, page 177, Register's Office of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Margaret R. Shields' Subdivision of Lots Nos. 5 and 6 in O.B. Hayes' Plan of Large Lots, as of record in Book 57, page 33, Register's Office of Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the easterly side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines 162-1/2 feet to an alley.

Being the same property conveyed to Sherytha P. Scaife from Cecil Scaife of record in Book 8510, page 179, Register's Office of Davidson County, Tennessee.

Exhibit "B"

Permitted Exceptions

1. Taxes and assessments for the year 2005 which are prorated and assumed by Grantee.

2. All matters shown on the plat of record in Plat Book 57, page 33, Register's Office for Davidson County, Tennessee.

3. All matters shown on the survey prepared by Timothy M. Donlon, RLS No. 2297, Sharondale Surveying, Inc. dated February 24, 2004, Project No. J.N.23.102.20.