THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY OTHERS:
STALLINGS LAW FIRM, LLC, 435 Park Ave Professional Bldg, Lebanon, TN 37087

MAP-PARCEL NUMBERS 93-5-4-45 TENNESSEE ART LEAGUE
ADDRESS NEW OWNER: 808 Broadway, Nashville, TN 37203
ADDRESS MORTGAGEE: NA
SEND TAX BILL TO: New Owner
PROPERTY: (X) IMPROVED; ( ) UNIMPROVED

Davidson County DEEDWARR
Recvd: 08/29/05 08:17 2 pgs
Fees:13.00 Taxes:3237.50
20050829-0102724

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, JAMES R. STALLINGS, JR., TRUSTEE, under agreement dated November 30, 1999, with full power to sell, transfer and convey, without the joinder of any beneficiary, has this day bargained and sold, and by these presents do hereby sell, transfer and convey unto the TENNESSEE ART LEAGUE, INC., a Tennessee non-profit corporation, its successors and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and situate in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 165 on the original Plan of the Town of Nashville, not of record, described as follows:

BEGINNING on the northerly margin of Broadway, formerly Broad Street, at a point 45 feet ¾ inches West of the westerly margin of 8th Avenue North, as widened, the southwest corner of the Eliza G. Harris property, northwardly 80 feet to the southerly margin of an alley; thence with said alley, westwardly 38 feet ½ inch; thence southwardly 80 feet, more or less, to the northerly margin of Broadway; thence with the northerly margin of Broadway, eastwardly 37 ½ feet to the beginning. Being the same property conveyed to Grantor by deed with reference number 20040129-0011033, Register's Office of Davidson County, Tennessee.

This is improved property known as 808 Broadway, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said GRANTEE, its successors and assigns, in fee simple forever.

GRANTOR COVENANTS with said grantee that he is lawfully seized and possessed of said property; that he has a good and lawful right to make this conveyance; that said property is free, clear and unencumbered, except as herein provided; and that he will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE SUBJECT to all taxes, restrictions, easements, zoning and

planning ordinances, and health department regulations that may affect the premises. Property is being sold "as is". Property is subject to prior deed of trust in favor of Wilson Bank & Trust, Lebanon, Tennessee, owed by Grantor, which has reference number 2004-0209-0015-080, Register's Office of Davidson County, Tennessee, and is being wrapped by a wraparound deed of trust executed of even date herewith by Grantee. Property is being sold subject to heating and air conditioning units overhanging private alley behind building.

REAL PROPERTY TAXES for the current year shall be prorated between Grantor and Grantee as of August 2nd, 2005.

POSSESSION has been previously given to Grantee.

WITNESS OUR HANDS HERETO, this 22nd day of August 2005.

JAMES R. STALLINGS, JR., Trustee, under
Agreement dated November 30, 1999

State of Tennessee)
County of Wilson)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within-named, JAMES R. STALLINGS, JR., Trustee, under agreement dated November 30, 1999, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of August 2005.

Notary Public

My commission expires: Sept. 24, 2006

State of Tennessee)
County of Wilson)

The actual value or consideration, whichever is greater, for this transfer is $875,000.00.

Affiant President TAL

Subscribed and sworn to before me on this 22nd day of August 2005.

Notary Public

My commission expires: Sept 24, 2006