THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 10/19/05 09:25 4 pgs
Fees:23.00 Taxes:4440.00

20051019-0125852

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
CGM Partners, a Tennessee General Partnership c/o Grainger Reynolds 3401 West End Avenue Nashville, TN 37203	Same	Map 93-10 Parcels 8 and 9

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **MARY G. MCGRATH AS TRUSTEE OF THE MARY N. GANIER MARITAL TRUST U/W/O MARY N. GANIER** ("Grantor"), with full power to sell, mortgage, encumber and convey without the joinder of any beneficiary, its successors and assigns, has this day bargained and sold, and does hereby transfer and convey unto **CGM PARTNERS, a Tennessee general partnership**, its representatives, successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Tract 1:

Being Part of Lot No. 29 on the Plan of Southfield , as of record in Book "N", page 459, Register's Office for Davidson County, Tennessee, being lots Nos. 6 and 7 on the unregistered Plan of the University of Nashville subdivision of said property, described as follows:

Beginning at the northwest corner of 8th Avenue South formerly Spruce Street, and Demonbreun Street, in Nashville said corner being the southeast corner of Lot No. 7; thence with the westerly margin of 8th Avenue South, northerly 100 feet, more or less, to the southeast corner of the A. J. Baird property; thence with the Baird property southerly line westerly 170 feet, more or less, to the easterly margin of a street or alley thence southerly with the easterly margin of said street, or alley 100 feet, more or less, to the northerly margin of Demonbreun Street thence easterly with said Demonbreun Street, 170 feet, more of less, to the beginning.

Included within the above bounds but excluded from this conveyance is that strip of land about 5 feet in width appropriated by the City of Nashville for the purpose of widening 8th Avenue South, as appears by reference to Law Book 1, page 191, Board of Commissioners, City of Nashville, Ordinance 405.

Being the same property conveyed to Grantor by Executor's Special Warranty Deed of record in Instrument No. 20031030-0159962, Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

Tract 2:

Part of Lot No. 29 on the Southfield Plan of Lots, as of record in Book "N", page 459, Register's Office for said county, described as follows:

Beginning on the westerly margin of Eighth Avenue South, as widened at the northeast corner of the property conveyed to Mary Campbell Napier by deed from Commerce Union Bank, Trustee, of record in Book 1153, page 152, said Register's Office, said point being 100 feet north of the northerly margin of Demonbreun Street; thence with her northerly line, westwardly, 164.64 feet, more or less, to the easterly margin of a street or alley; thence with same northwardly 64 feet to the southwest corner of the property conveyed to Joe M. Warren, Jr., by deed from Nashville Trust Company, Executor, of record in Book 1027, page 597, said Register's Office; thence with said Warren's southerly line, eastwardly 164.68 feet, more or less, to the westerly margin of Eighth Avenue, South, as widened; thence with said Avenue southwardly 64 feet to the beginning.

Being the same property conveyed to Grantor by Executor's Special Warranty Deed of record in Instrument No. 20031030-0159962, Register's Office of Davidson County, Tennessee.

The description herein is the same as that contained in the prior deed.

This is property known as 129 – 131 8th Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its representatives, successors and assigns, forever.

GRANTOR covenants and binds herself, her heirs, representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its representatives, successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 29th day of September, 2005.

Mary D. McGrath, Trustee

MARY G. MCGRATH AS TRUSTEE OF
THE MARY N. GANIER MARITAL TRUST
U/W/O MARY N. GANIER

STATE OF NH)

COUNTY OF GRAFTON)

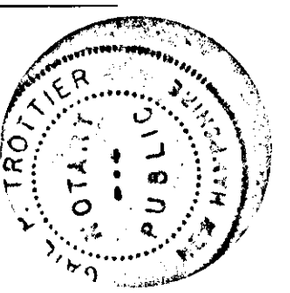
Personally appeared before me, GAIL TROTTIER, a Notary Public, Mary G. McGrath as Trustee of the Mary N. Ganier Marital Trust u/w/o Mary N. Ganier, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29TH day of September, 2005.

GAIL TROTTIER, Notary Public
My Commission Expires February 25, 2010

Notary Public

My Commission Expires:



STATE OF NH)

COUNTY OF GRAFTON)

The actual consideration or value (whichever is greater) for this transfer is $1,200,000.00.

Mary G. McGrath
Affiant

Subscribed and sworn to before me, this 29TH day of September, 2005.

GAIL TROTTIER, Notary Public
My Commission Expires February 25, 2010

Notary Public

My Commission Expires:



EXHIBIT A

1. Such state of facts an accurate survey would disclose.

2. Existing highway, roadway, and utility easements.