3113
Don T
Loretta

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Nashville Opera Association 3628 Trousdale Drive, Suite D Nashville, Tennessee 37204	104-1A-4 CO	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JTT) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Robert E. Clements, Jr. ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Nashville Opera Association ("Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for 2006 and subsequent years.

2. All matters shown on the Plan of record in Book 3106, page 105, as amended in Book 4080, page 877, Register's Office for Davidson County, Tennessee.

3. Master Deed of record as Instrument Number 20010126-0008125, Register's Office for Davidson County, Tennessee.

4. Easement granted to the City of Nashville by J.A. Myers and wife of record in Book 1851, page 236, Register's Office for Davidson County, Tennessee, as also shown on the plat of record in Book 3106, page 105, Register's Office for Davidson County, Tennessee.

5. Unrecorded Lease Agreement between St. Thomas Hospital and Robert E. Clements, Jr., dated February 4, 2003, as amended by that certain First Amendment to Lease Agreement, dated February 1, 2004.

This is improved property, known as Unit 4, 3630 Redmon Street, Nashville, TN 37209.

Davidson County DEEDWARR
Recvd: 11/15/05 16:08 3 pgs
Fees:18.00 Taxes:2220.00

20051115-0138233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Carol Peterman

Executive Director, Nashville Opera Association

Subscribed and sworn to before me this 15th day of November, 2005.

JENNY BOWLING NOTARY PUBLIC AT DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: My Commission Expires July 29, 2006

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100642-000 11/10/2005

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 14th day of November 2005.

Robert E. Clements, Jr.

STATE OF Texas)
COUNTY OF Dallas)

Personally appeared before me, Mary E. Kiefer, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Clements, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Dallas, Texas, on this the 14th day of November, 2005.

Notary Public

My Commission Expires:
11-17-2008

MARY E. KIEFER
MY COMMISSION EXPIRES
November 17, 2008

EXHIBIT A

Unit 4, described in Master Deed of Redmon Street Condominium of record as Instrument No. 20010126-0008125, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Robert E. Clements, Jr., by deed of record as Instrument No. 20010126-0008124, Register's Office for Davidson County, Tennessee.

This is not and has never been the usual place of residence for the Grantor.