05-10001

Address New Owner:	Send Tax Bills to:	Map-Parcel:
Houston Street Partners, LLC	Same	105-3-198
2601 Barton Ave		
Nashville Tn 37212		

Davidson County DEEDWARR
Recvd: 11/28/05 14:51 3 pgs
Fees:18.00 Taxes:1110.00

20051128-0143055

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 of which is hereby acknowledged, THOMAS T. PENNINGTON AND JEFFREY A. KAY, CO-TRUSTEES OF THE RICH TRUST, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto HOUSTON STREET PARTNERS, LLC, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

This is improved property known as 434 Houston Street, Nashville, TN.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTOR further covenants and binds themselves, their successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns against the lawful claims of all persons claiming by, through or under them, but no further or otherwise.

Witness our hands this 23rd day of November, 2005

THOMAS T. PENNINGTON, CO-TRUSTEE

JEFFREY A. KAY, CO-TRUSTEE

STATE OF MARYLAND)
COUNTY OF Prince George's

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JEFFREY A. KAY, CO-TRUSTEE OF THE RICH TRUST, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of NOVEMBER 2005

Notary Public

My Commission expires:

June 1, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named THOMAS T. PENNINGTON, CO-TRUSTEE OF THE RICH TRUST, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of November, 2005.

Julie M. Harrington
Notary Public

My Commission expires:
11/26/05

JULIE M. HARRINGTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 26, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 23 day of Nov, 2005.

Jo Ann Smith
Notary Public

My Commission expires: 7-29-06

This instrument prepared by:
Devereaux D. Cannon, Jr., Attorney
201 Fourth Avenue, North, Suite 150
Nashville, TN 37219

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being a triangular shape lot in South Nashville, fronting on the west side of the N. C. & St. L. Railroad, and being bounded on its westerly side by Brown Street, and on its southerly side by Houston Street; said lot has a frontage on Brown Street of 280 feet, and on Houston Street of 512 feet; said lot being a part of the Humphrey Houston and Martin Plan of lots as registered in Book 36, page 117, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Rose Breyer Martin, Trustee under the Will of Amy Rich, as to a ¼ undivided interest , Rose Breyer Martin and Adolph H. Breyer, Trustees under the Will of Celia Rich, as to a ¼ undivided interest, Rose Breyer Martin and Adolph H. Breyer, Trustees under the Will of Morrice Rich, as to a ¼ undivided interest and Rose Breyer Martin and Adolph H. Breyer, Trustees under the Will of Carrie Rich, as to ¼ undivided by Final Decree of record in Book 3533, page 105 and by deed of record in Book 3534, page 625, Register's Office for Davidson County, Tennessee. Also, being part of the same property further conveyed to Rose Breyer Martin, Trustee under the Will of Amy Rich, as to a 36.6% interest , Rose Breyer Martin and Adolph H. Breyer, Trustees under the Will of Celia Rich, as to a 21.133% interest, Rose Breyer Martin and Adolph H. Breyer, Trustees under the Will of Morrice Rich, as to a 21.133% interest and Rose Breyer Martin and Adolph H. Breyer, Trustees under the Will of Carrie Rich, as to 21.133% interest, said Register's Office, the said Testamentary Trusts were consolidated into the Rich Trust by Order of Consolidation made on March 22, 1993 by Order of record in Book 10066, page 833 and Book 10362, page 512, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4205, page 557, said Register's Office.

2. That portion of the premises, if any, embraced within the charger right-of-way of N. C. & St. L. Railroad a/k/a CSX Railroad.