File Box 24B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Bongo Productions, L.L.C.	New Owner	Map 83-09-0
107 S 11th Street		Parcel 182.00
Nashville, TN 37206		

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **March Egerton, a married person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Bongo Productions, L.L.C., a Tennessee limited liability company** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being the southerly 26 feet front of Lot 3 and the northerly 14 feet of Lot No. 4 and the northerly 24 feet rear of Lot No.4 and the southerly 11.5 feet rear of the Lot No. 3 on the Map of J. B. Armstrong's Subdivision of Lots 12, 13, 14 and 15 of the East Edgefield Addition, a plat of which is of record in Book 57 at page 110 Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterl y margin of South 11th Street, said point being 129 feet south of the intersection of South 11th Street and Woodland Street and 26 feet north of the common corner of Lots Nos. 3 and 4; thence easterly 142 feet, more or less, to a point in the alley, which point is 11.5 feet north of the common corner of between Lots Nos. 3 and 4; thence southerly along said margin of said alley, 35.5 feet to a point; thence westerly 142 feet, more or less, to a point in the easterly South 11th Street; thence northerly along said margin of said street, 40 feet to the point of beginning.

Being the same property conveyed to March Egerton, a married person by Warranty Deed from Judy Welch Kemp and Ginger C. Heer of record in Book 11617, page 94, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

The above described real property is not the homestead of the grantor and never has been and is investment property owned by the grantor.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.
2. Any and all matters appearing on the Plan of record in Plat Book 57, page 110, said Register's Office.

This is improved property commonly known as 107 S. 11th Street, Nashville, TN 37216.

Davidson County DEEDWARR
Recvd: 12/19/05 10:37 2 pgs
Fees:13.00 Taxes:1850.00

20051219-0151687

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me this 16 day of December, 2005.

Notary Public

My Commission Expires: 11-14-09

ANGELA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of December, 2005.

March Egerton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared March Egerton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of December, 2005.

Notary Public

My Commission Expires: 11-14-09

ANGELA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY