THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. ~~25XXX~~** 25158 File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00 Affiant Subscribed and sworn to before me this 1st day of March, 2006. Notary Public My Commission Expires: _____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner: Randolph King 501 Jefferson Street Nashville, TN 37208	**Send Tax Bills To:** New Owner	**Tax Information:** 082.13-0-237.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Robert J. Taylor ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Randolph King ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 501 Jefferson Street, Nashville, Tennessee 37208 and is not now nor never has been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of March, 2006.

Robert J. Taylor

Davidson County DEEDWARR
Recvd: 03/02/06 15:47 2 pgs
Fees:13.00 Taxes:647.50
20060302-0024590

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert J. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2006.

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

EXHIBIT "A"

Land being in Davidson County, Tennessee being more particularly described as follows: TO-WIT.

TRACT NO. 1:

Being the westerly part of Lot No. 10 on the Map of George Shall's Subdivision of Lot No. 50 in Balch and Whitesides Addition, of record in Book "Y", page 117, of the Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the Southerly margin of Jefferson St., at a point 120 feet westerly from the West margin of 5th Avenue North. Being the Northwesterly corner of the property conveyed to Lion Oil Co., by E. F. Alleyne by deed of record in Book 1341, page 77, Register's Office of Davidson County, Tennessee; thence, with the Southerly margin of Jefferson Street S 73° 16' West, 56.7 feet in a concrete monument with an X-mark in brass cap (concrete monument); being the Easterly margin of a 12 foot alley (City No. 205); thence, with the Easterly margin of said Alley S 27° 47' East, 168.4 feet to a concrete monument; being the corner lot Nos. 9 and 10 of said plan, and a corner of the tract of land conveyed by Elkin Garfinkle to Harry Lightman by deed of record in Book 913, Page 648, Register's Office of Davidson County; thence, with said lot, lines 9 and 10, North 59° 18' East, 52.0 feet to a concrete monument; thence, continuing with Lightman's property boundary North 26° 28' West, 55.0 feet to a concrete monument, being a corner of Lightman's and the Southwest corner of said tract of Lion Oil Co., of record in Book 1341, Page 77, Register's Office of Davidson County, Tennessee; thence, with said Lion Oil Co., line North 26° 04' West, 99.9 feet to the point of beginning. See Survey of Geo. W. Watkins, Surveyor, dated August 30, 1956

TRACT NO 2:

Being a part of Lot No. 10 on the Plan of George Shall's Subdivision of Lot Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", page 117, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Jefferson Street at a point 60 feet West of the westerly margin of 5th Avenue North, said point being the northwest corner of the property conveyed to Apex Oil Corporation by deed from Benzol Oil Corporation of record in Book 840, Page 493, said Register's Office; thence, with said Apex Oil Corporation's westerly line southwardly 88 feet 2 inches, more or less, to the northerly line of the property conveyed to Harry Lightman by deed from Elkin Garfinkle, Trustee, of record in Book 913, page 648, said Register's Office; thence, with said Lightman's northerly line westwardly 60 feet to his northwest corner; thence, northwardly 100 feet, more or less, to the southerly margin of Jefferson Street; thence, with said Street eastwardly 60 feet to the beginning.

TRACT NO. 3:

Being 60 feet off the northeast portion of Lot No. 10 on the Plan of George Shall's Subdivision of Lot Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", page 117, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Jefferson Street and Fifth Avenue North, formerly Summer Street, and being the northeast corner of said Lot No. 10; running thence, in a westerly direction with the south margin of Jefferson Street 60 feet to a mark in the sidewalk; running thence, in a southerly direction parallel with Fifth Avenue North, 88.25 feet to a cut in the wall; thence, at right angles 60 feet to the westerly margin of Fifth Avenue North, as indicated by a mark on the sidewalk; thence, south 35° east 76 feet in a northerly direction to the point of beginning.

Said Tract No. 3 and the title thereto are subject to the following restrictions set out in the deed from B. Hutman and wife to Benzol Gas Corporation, dated July 19, 1927, of record in Book 777, Page 348, said Register's Office:

"The Southerly 3 feet of the above described plot of ground is restricted for 99 years from the date hereof so that it may be used by the vendee or their assigns only as an open passage-way or alleyway, and likewise may be jointly used by the vendor or his assigns for said purpose. The restricted 3 feet as here referred to is meant to include and does include a plot of ground 3 feet by 60 feet at the extreme southern portion of the above-described tract, that is, the 3 feet commencing at the southerly line on Fifth Avenue North, and running thence, back between right angles to the westerly boundary of this plot."

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUSED THEREFROM is that land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deeds of record in Book 8360, page 945, and Book 9123, page 627, to which reference is made for more particulars.

Being the same property conveyed to Robert J. Taylor, married, by deed dated July 31, 2003 from Curtis W. Hester, married, of record in Instrument No. 20030801-0109306, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants of record in Book 7777, page 348;
3. Rights of others granted in any unrecorded lease(s) including but not limited to Renewal Lease No. 70277 by and between Howard Mayo and G.F. Shrum (lessor) and the Lamar Corporation (lessee) dated September 10, 1997 ;
4. Terms and conditions of that certain Lease Agreement by and between Howard F. Mayo, as Lessor, and Stevenson Displays, a sole proprietorship as Lessee, a memorandum of which appears of record in Book 7702, page 681; and
5. All matters appearing on the Plan of record as Book Y, page 117, Register's Office for Davidson County, Tennessee.-