318
Sherrard
TRACI

SPECIAL WARRANTY DEED

FROM:	Richard E. Horton and wife, Sheryl D. Horton	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC 424 Church Street, Suite 2000 Nashville, TN 37219
TO:	12th and Laurel, LLC	

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
12th and Laurel, LLC 401 Church Street, Suite 3000 Nashville, TN 37219	Same	Map 93-9, Parcel 303 Map 93-13, Parcel 90

Davidson County DEEDWARR
Recvd: 03/06/06 12:41 5 pgs
Fees:28.00 Taxes:7955.00

20060306-0025623

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN.

The actual consideration for this transfer is $2,150,000.00.

William G. Barker
Affiant

Sworn to and subscribed before me, this 27th day of February, 2006.

Traci Henry
Notary Public

My Commission Expires July 29, 2006

My Commission Expires: 7-29-06

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard E. Horton and wife, Sheryl D. Horton** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **12th and Laurel, LLC** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1111A Laurel Street and 300 and 304 12th Avenue South, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 27th day of February, 2006.

SELLER:

Richard E. Horton

Sheryl D. Horton

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard E. Horton, the within named 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 seal, at office in Nashville, Tennessee, this 27th day of February 2006.

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 29, 2006

Notary Public

My Commission Expires:

7-29-06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sheryl D. Horton, the within named bargainor, 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 and seal, at office in Nashville, Tennessee, this 21th day of February 2006.

Traci Henry
Notary Public

My Commission Expires:

7-29-06

TRACI HENRY
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires
July 29, 2006

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lots 300, 301 and 302, on the Plan of McNairy's West Nashville Lots, as of record in Minute book "C", pages 136 and 137, and Plan Book 1, page 15, Chancery Court at Nashville.

Said Lots Nos. 300, 301 and 302 front 50 feet each on the southerly side of Laurel Street and run back between parallel lines 175 feet to an alley, said Lot No. 302 running back with the easterly margin of 12th Avenue South.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Said Lot fronts 50 feet on the easterly side of 12th Avenue south and runs back between parallel lines with the southerly margin of an alley, 150 feet to the westerly line of Lot No. 329.

Being the same property conveyed to Richard E. Horton and wife, Sheryl Horton, by Deed of Record in Book 10575, page 904, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2006.