361-093

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067
Davidson County Box 14-A
File No. 19345-5

This Instrument Prepared By:
John T. Cook, P C.
Law Office
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County DEEDWARR
Recvd: 03/06/06 14:25 6 pgs
Fees:33.00 Taxes:2442.00
20060306-0025746

Tax Map 082-12-0
Parcels 301.00, 298.00 and
300.00 respectively

ADDRESS NEW OWNER AS FOLLOWS:
Blaine Enterprises, LLC
94 Victoria Park
Nashville, TN 37205

SEND TAX BILLS TO:
New Owner

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **James D. Simmons, Jr.**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Blaine Enterprises, LLC**, a Tennessee limited liability company, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

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, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, except as set forth on the attached Exhibit "B". Grantor does further covenant and bind himself and his heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto this the 28th day of February, 2006.

James D. Simmons, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Simmons, Jr., 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 official seal on this the 28th day of February, 2006.

Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 660,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of January, 2006.

Notary Public
My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT ONE:
A lot or parcel of land in East Nashville, Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Main Street at a point 12 feet 10 inches West of the Northwest corner of Lot No. 10 on the Plan of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville; thence, with the southerly margin of Main Street, westwardly 50 feet; thence, at right angles, southwardly 170 feet to the northerly margin of an alley; thence, with said alley, eastwardly 50 feet; thence, at right angles, northwardly 170 feet to the BEGINNING.

Being the same property conveyed to Jim Simmons Co., Inc., a Tennessee corporation, by Installment Deed from Gladys Heaton Singer, a widow, of record in Book 10431, page 382, Register's Office for Davidson County, Tennessee, and further conveyed to James D. Simmons, Jr. by Quitclaim Deed from Jim Simmons Co., of record in Instrument No. 20020201-0014471, said Register's Office, this conveyance being completed and corrected by Quitclaim Deed from Jim Simmons Co., Inc., a Tennessee corporation, of record in Instrument No. 20060208-0015732, said Register's Office.

Said TRACT ONE being unimproved commercial property generally known as 950 Main Street, Nashville, TN 37206 and being Parcel 301.00 on the Metropolitan Tax Assessor's Map 082-12-0.

INCLUDED in the above described tract, but specifically EXCLUDED therefrom, is that portion of the property divested out of grantors and vested in the Nashville Housing Authority by Order of Condemnation in Minute Book 77, page 433, Third Circuit Court of Davidson County, Tennessee. The following is a description of entire condemned tract that contains this excluded parcel:

PARTIAL TAKING DESCRIPTION: LAND in the City of Nashville, County of Davidson, State of Tennessee, being part of the property deeded to the Southern Cleaners and Laundry, Inc., as of record in

Plan Book 1, pages 41 and 44, and in Book 2735, page 537, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

> BEGINNING at a point, said point being on the southerly margin of Main Street and being the Northwest corner of said property; thence, along a line in a southerly direction a distance of 10 feet, more or less, to a point; thence, along a line 10 feet from and parallel to the southerly margin of Main Street in an easterly direction a distance of 222.8 feet, more or less, to a point; thence, along a line in a northerly direction a distance of 10 feet,

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more or less, to a point on the southerly margin of Main Street; thence, along the southerly margin of Main Street in a westerly direction a distance of 222.8 feet, more or less, to the point of beginning and containing 2,228 square feet, more or less.

TRACT TWO:
Land in East Nashville, Davidson County, Tennessee, described as follows:

BEING the westerly 10 feet of Lot No. 7 and the easterly 40 feet of Lot No. 8 on the Map of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville.

Said parts of Lot Nos. 7 and 8 front together 50 feet on the southerly side of Main Street and extend back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to Jim Simmons Co., Inc., a Tennessee corporation, by Installment Deed from C. J. Singer and wife, Gladys Heaton Singer (the said Gladys Heaton Singer being one and the same person as Gladys M. Singer), of record in Book 9441, page 796, Register's Office for Davidson County, Tennessee, and further conveyed to James D. Simmons, Jr. by Quitclaim Deed from Jim Simmons Co., of record in Instrument No. 20020201-0014471, said Register's Office, this conveyance being completed and corrected by Quitclaim Deed from Jim Simmons Co., Inc., a Tennessee corporation, of record in Instrument No. 20060208-0015732, said Register's Office.

Said property being unimproved commercial property and is also known as Tax Map 082-12-0, Parcel 298.00.

TRACT THREE:
BEING Lot No. 10 on the Plan of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 41, Chancery Court at Nashville and a 10 foot lot immediately West of said Lot No. 10, described together as follows:

BEGINNING on the southerly margin of Main Street at the corner of Lot Nos. 9 and 10; thence, with the line between the said two lots southwardly 170 feet to the northerly margin of an alley; thence, with the same westwardly 60 feet; thence, northwardly 170 feet to the southerly margin of Main Street; thence, with same eastwardly 60 feet to the BEGINNING.

Together with Lot No. 9 and the westerly 10 feet of Lot No. 8 on the Map of Mrs. Jane A. Davis' Addition to Edgefield, now East Nashville, a plan of which is of record in Plat Book 1, page 41, Chancery Court at Nashville.

SAID lot and part of said lot adjoin and front together 60 feet on the southerly side of Main Street, or Gallatin Pike, and run back between parallel lines 170 feet to an alley.

Being part of the same property conveyed to Jim Simmons Co., Inc., a Tennessee corporation, by Installment Deed from C. J. Singer and wife, Gladys Heaton Singer (the said Gladys Heaton Singer being one and the same person as Gladys M. Singer), of record in Book 9441, page 796,

Register's Office for Davidson County, Tennessee, and further conveyed to James D. Simmons, Jr. by Quitclaim Deed from Jim Simmons Co., of record in Instrument No. 20020201-0014471, said Register's Office, this conveyance being completed and corrected by Quitclaim Deed from Jim Simmons Co., Inc., a Tennessee corporation, of record in Instrument No. 20060208-0015732, said Register's Office.

Said property being improved commercial property and is also known as Tax Map 082-12-0, Parcel 300.00.

The said TRACT TWO and TRACT THREE are generally known as 952 Main Street, Nashville, TN 37206.

Exhibit "B"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Tax Map 082-12-0, Parcels 301.00, 298.00 and 300.00

2. All matters shown on the plan of record in Plan Book 1, page 41, Chancery Court at Nashville, Tennessee.