318
Sherrard
TRACI

SPECIAL WARRANTY DEED

TO:	Gilda's Club Nashville	This instrument was prepared by: Sherrard & Roe, PLC 424 Church Street, Suite 2000
FROM:	C. Mark Carver, Trustee	Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Gilda's Club Nashville 1033 Eighteenth Avenue South Nashville, TN 37212	Same	Map 92-16, Parcel 343

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,236,000.00

Affiant

Sworn to and subscribed before me, this 8th day of March, 2006.

My Commission Expires: 7-29-06

Notary Public

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

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, **C. Mark Carver, Trustee** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Gilda's Club Nashville** (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 1707 Division Street, Nashville, 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.

Davidson County DEEDWARR
Recvd: 03/13/06 14:40 4 pgs
Fees:23.00 Taxes:4573.20
20060313-0028796

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 Special Warranty Deed to be executed effective as of the 8th day of March, 2005.

SELLER:

C Mark Carver, Trustee

C. Mark Carver, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared C. Mark Carver, 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 8th day of March, 2006.

Traci Henry

Notary Public

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires July 29, 2006

My Commission Expires: 7-29-06

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3, on the Plan of O.B. Haynes Plan of Small Lots, as shown on plat of record in Plat Book 547, page 40D, in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description.

Being the same property conveyed to C. Mark Carver, Trustee, by Mark Vastola and wife, Jacqueline Christina Vastola, by deed of record in Instrument No. 20050228-0021804, Register's office of Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2006 and subsequent years.