THIS INSTRUMENT PREPARED BY:
J. Frank Rudy, Jr., Esq.
Colbert & Winstead, P.C.
1812 Broadway
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 13th day of March, 2006.

Notary Public
My Commission Expires: 11-24-07

TERRI L. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/15/06 14:48 3 pgs
Fees:18.00 Taxes:6475.00
20060315-0030047

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Gary Bowie 1515 Gayle Lane Nashville, TN 37212	Gary Bowie 1515 Gayle Lane Nashville, TN 37212	Map/Parcel 093-06-2-084.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Robert D. Schatz and Paul P. Griffin ("Grantors"), have this day bargained and sold, and do hereby transfer and convey unto Gary Bowie ("Grantee"), his successors and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, and being known as 112 Second Avenue, North, more particularly described as follows:

Beginning at a spike on the easterly margin of Second Avenue, North, formerly Market Street, said point of beginning being 130.05 feet northerly from the northerly margin of Broadway; thence, with the margin of said Second Avenue, North North 27 degrees 01' 30" West 26.33 feet to a point; thence with a partition wall and leaving Second Avenue, North North 62 degrees 58' 30" East 210 feet to a point on the westerly margin of First Avenue, North (formerly

Front Street); thence with the margin of said First Avenue, North South 27 degrees 01' 30" East 26.33 feet to a point; thence, leaving First Avenue North and with a partition wall South 62 degrees 58' 30" West 210.00 feet to the point of beginning.

Being the same property conveyed to Robert D. Schatz and Paul P. Griffin by quitclaim deed from The 112 Company, LLC, a limited liability company, of record in Instrument No. 20060315-0030046, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The 112 Company, LLC, a Tennessee limited liability company by Quitclaim Deed from The 112 Company, a limited partnership of record in Instrument No. 20020515-0059907, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to The 112 Company, a limited partnership by Installment Deed from Mattie Watts Smith of record in Book 5871, page 738, Register's Office for Davidson County, Tennessee. The said The 112 Company, a limited partnership converted to a limited liability company as evidenced by Articles of Conversion of a Limited Partnership to a Limited Liability Company of record in Instrument No. 20020227-0025115, said Register's Office, and is now known as The 112 Company, LLC, a Tennessee limited liability company.

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. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantors covenant with Grantee that Grantors will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 13th day of March, 2006.

GRANTORS:

ROBERT D. SCHATZ

Paul P. Griffin by POA

PAUL P. GRIFFIN

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand, at office, this 13th day of March, 2006.

Notary Public

My commission expires:

11-24-07

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Robert D. Schatz, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained on behalf of Paul P. Griffin as attorney-in-fact pursuant to that certain Durable Limited Power of Attorney dated March 9, 2006.

Witness my hand, at office, this 13th day of March, 2006.

Notary Public

My commission expires:

11-24-07