Return to: First Title and Escrow Company, Inc.
File Number 25212 Box 9B

Davidson County DEEDWARR
Recvd: 04/06/06 14:34 4 pgs
Fees:23.00 Taxes:3515.00
20060406-0039876

SPECIAL WARRANTY DEED

| | | |
|---|---|---|
| FROM: | Alice A. Zimmerman | This instrument was prepared by:<br>C. Mark Carver, Esq.<br>Sherrard & Roe, PLC |
| TO: | Empire Partners, LLC | 424 Church Street, Suite 2000<br>Nashville, TN 37219 |

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map/Parcel Numbers |
|---|---|---|
| Empire Partners, LLC<br>2915 Woodlawn Avenue<br>Nashville, TN 37215 | Same | Map 93-6-2, Parcel 57 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

M. HENRY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2008

The actual consideration for this transfer is $950,000.00.

Alice A. Zimmerman
Affiant

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

Notary Public

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, **Alice A. Zimmerman** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Empire Partners, 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 131 2nd Avenue North, 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 March, 2006.

SELLER: Alice A. Zimmerman

Alice A. Zimmerman

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alice A. Zimmerman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of March, 2006.

Notary Public
Tracy Henry Large
DAVIDSON COUNTY, TENN.
My Commission Expires
July 29, 2006

Notary Public

My Commission Expires:

7-29-06

# Exhibit "A"

Being all that tract of land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, described according to a survey dated March 23, 2006 by Phillip E. Holmes, Jr., TN RLS 1728, Volunteer Land Surveying, P.O. Box 100310, Nashville, TN 37224-0310 and being more particularly as follows:

Beginning at a point on the westerly right of way of Second Avenue, North, said point being 313.78 feet northwesterly from the Rights of Way intersection of said Second Avenue North and the northerly Right of Way of Broadway; thence leaving the westerly right of way of said Second Avenue North, South 60 deg. 44 min. 59 sec.a distance of 85.00 feet to a point on the easterly line of an alley; thence North 29 deg. 54 min.55 sec.West, along the westerly line of said alley a distance of 34.92 feet to a point; thence leaving the easterly line of said alley, North 60 deg. 44 min. 39 sec. East a distance of 85.00 feet to a point on the westerly right of way of said Second Avenue North; thence, South 29 deg. 54 min. East, along the right of way of said Second Avenue North a distance of 34.92 feet to the point of beginning.
Containing 0.07 acres or 2968.3 square feet.

Being the same property conveyed to Alice A. Zimmerman by deed dated January 31, 1984 from Jacob May and wife, Cynthia S. May of record in Book 6227, page 165, Register's Office for said Davidson County, Tennessee.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Taxes for the year 2006.

2. Tenants with unrecorded leases.