Davidson County DEEDWARR
Recvd: 05/19/06 08:50 5 pgs
Fees:28.00 Taxes:11840.00
20060519-0058773

313
Sherrard
TRACI

SPECIAL WARRANTY DEED

TO: Ira A. Blonder

FROM: Willie K. Davis and
W. Kirby Davis, Jr.

This instrument was prepared by:
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Ira A. Blonder The Blonder Group 278 Franklin Road, Suite 103 Brentwood, TN 37027	Same	Map 93-2-3, Parcel 140

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRACI HENRY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $3,200,000.00.

Affiant

Sworn to and subscribed before me, this 15th day of May, 2006.

My Commission Expires: 3/20/10

Traci Henry
Notary Public

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, **Willie K. Davis** [as to a ninety-seven and one-half percent (97.5%) undivided interest] and **W. Kirby Davis, Jr.** [as to a two and one-half percent (2.5%) undivided interest], as tenants in common (hereinafter collectively called the "Sellers"), have bargained and sold, and by these presents do transfer and convey, unto **Ira A. Blonder** (hereinafter called the "Buyer") and Buyer's heirs and assigns, all of Sellers' 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 (hereinafter collectively called the "Property").

This conveyance, and all covenants and warranties contained herein, are made subject and subordinate to the matters (hereinafter collectively called the "Permitted Exceptions") set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property known as 333 Union Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all rights and appurtenances thereunto belonging or in any wise appertaining, subject to the Permitted Exceptions, to Buyer, his successors and assigns, forever.

Sellers covenant and bind themselves, their heirs and representatives, to warrant specially and forever defend the title to said Property to Buyer, and Buyer's heirs and assigns, against the lawful claims of all persons claiming through and under Sellers, but not further or otherwise, subject to the Permitted Exceptions, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, Sellers have caused this Special Warranty Deed to be executed effective as of the 18th day of May, 2006.

SELLERS:

Willie K. Davis

W. Kirby Davis, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Traci Henry, the undersigned, a Notary Public in and for said County and State, the within named Willie K. Davis, the bargainor, 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 and seal at office in Nashville, Tennessee, on this the 15th day of May, 2006.

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

Traci Henry
Notary Public

My Commission Expires:
3/20/10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Traci Henry the undersigned, a Notary Public in and for said County and State, the within named W. Kirby Davis, Jr., the bargainor, 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 and seal at office in Nashville, Tennessee, on this the 15th day of May, 2006.

TRACI HENRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Traci Henry
My Commission Expires
March 20, 2010
STATE OF TENNESSEE

Traci Henry
Notary Public

My Commission Expires:
3/20/10

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee situated in the southeast quadrant of Fourth Avenue, North and Union Street and being part of Lot 52 on the Original Plan of the Town of Nashville, not of record, and being more fully described as follows:

Beginning at a nail set on the east right-of-way line of Fourth Avenue, North and the south right-of-way line of Union Street and proceeding as follows: 1. With the south margin of Union Street, a 60.6 foot street at this point, N 62 deg. 31' 28" E, 81.58 feet to a PK nail set; thence, 2. Leaving Union Street with the west line of property conveyed to 329 Union Street Joint Venture by deed recorded in Book 6423, page 902, R.O.D.C., Tennessee S 27 deg. 19'49" E 98.67 feet to a point on the west face of a wall and on the north line of property conveyed to Industrial Development Board of The Metropolitan Government by deed recorded in Book 4667, page 186, R.O.D.C., Tennessee; thence, 3. With a line within a wall S 62 deg. 55' 00" W, 33.13 feet to a point within a wall being 0.91 feet from the south face and 1.05 feet from the west face, said point being the southeast corner of a tract conveyed to Travel Incorporated by deed recorded in Book 6230, page 495, R.O.D.C., Tennessee; thence, 4. With a wall and with the east line of Travel N 26 deg. 07'44" W, 21.62 feet to a point in a wall being 1.74 feet from the east face and 0.20 feet from the south face and also being the northeast corner of Travel; thence, 5. With Travel's north line S 62 deg. 04' 10" W, 48.71 feet to a PK nail set on the east right-of-way line of Fourth Avenue, North, a 49.5 foot street, and the north face of a wall; thence, 6. With the east right-of-way line of Fourth Avenue, North N 27 deg. 29' 00" W 77.21 feet to the point of beginning and containing 6,990 square feet or 0.160 of an acre, more or less.

Being the same property conveyed to 236 Fourth Avenue, North, a limited partnership by Deed of record in Book 5838, Page 406, Register's Office for Davidson County, Tennessee. By First amendment of Limited Partnership of record in Book 7166, page 761 and Amendment to and Restatement of Certificate of Limited Partnership of record in Book 9530, page 366, 236 Fourth Avenue North is now known as 333 Union Street, Ltd.

Being also the same property conveyed to Willie K. Davis (as to a 97.5% undivided interest) and W. Kirby Davis, Jr. (as to a 2.5% undivided interest), as tenants in common, by quitclaim deed from 333 Union Street, Ltd., of record as Instrument No. 20060519005872, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2006, a lien, but not yet due and payable.

2. Rights of tenants in possession, as tenants only, under unrecorded leases.

3. Rights of others in and to party walls, if any.

4. Matters that would be shown by a current survey of the Property.

5. Declaration of Reciprocal Easements of record in Book 6230, page 498, Register's Office for Davidson County, Tennessee.