RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44586

Davidson County DEEDWARR
Recvd: 05/23/06 12:58 4 pgs
Fees:23.00 Taxes:3422.50
20060523-0060529

This Instrument prepared by:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Carl Massaro and Lori Evans 1217 Villa Place Nashville, Tennessee 37212-3018	Same	Map 104-08-0 Parcel 345.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Crews Johnston, LLC**, a Tennessee limited liability company, as to a 49% undivided interest, and **SRT Holdings, LLC**, a Tennessee limited liability company, as to a 51% undivided interest, as Tenants In Common (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Carl P. Massaro and Lori L. Evans,husband and wife** (the "Grantee"), and Grantee's heirs and assigns, that certain tract or parcel known as 1520 16th Avenue South, Davidson County, Tennessee, further described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

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, and Grantee's heirs and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all parties claiming by, through or under the Grantor, but not further or otherwise.

This conveyance is subject to all zoning regulations, building restrictions and easements and rights for public utilities applicable to this property. The conveyance is also subject to:

1. Plan of record in Book 547, Page 23, said Register's Office, shows an Owner's Certificate and subject to all matters as set forth therein.

2. All matters shown on the Survey by and described according to an ALTA / ACSM Land Title Survey by R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, dated February 20, 2006.

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, the Grantor has caused this Special Warranty Deed to be executed as of the 19th day of May, 2006.

CREWS JOHNSTON, LLC

By:_____
Crews Johnston III, Chief Manager

SRT HOLDINGS, LLC

By:_____
Scott Tyrone

Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Crews Johnston III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Crews Johnston, LLC, a Tennessee limited liability company, and that he, as such General Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of Crews Johnston, LLC, by himself as General Manager.

Witness my hand, at office, this 19th day of May, 2006.

STELLA M. McDANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

_____
Stella M. McDaniel, Notary Public
My Commission Expires: November 22, 2008

325988.01/612678-000001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott Tyrone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief MANAGER of SRT Holdings, LLC, a Tennessee limited liability company, and that he, as such Chief MANAGER _____, executed the foregoing instrument for the purposes therein contained, by signing the name of SRT Holdings, LLC, by himself as Chief MANAGER.

Witness my hand, at office, this 19th day of ~~May, 2006.~~

Stella M. McDaniel, Notary Public
My Commission Expires: November 22, 2008

STELLA M. McDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$925,000~~.00.

~~Affiant~~

Subscribed and sworn to before me
this 19 day of May, 2006.

Notary Public
My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

325988.01/612678-000001

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract or parcel of land lying in Nashville, Davidson County, Tennessee and being the southerly part of the westerly part of Lot No. 48 on the Plan of the O.B. Hayes' Addition, as of record in Book 21, page 87, and the westerly part of a strip of land lying between the southerly line of Lot No. 48, as shown on the Plan showing the location of said Lot No. 48, as of record in Book 547, page 23, both of record in the Register's Office for Davidson County, Tennessee, and being more particularly and fully described according to an ALTA/ACSM Land Title Survey by R. Scot Cherry, Tennessee Land Surveyor No. 1512, dated February 20, 2006, as follows:

Beginning at an existing concrete monument on the easterly right-of way line of Sixteenth Avenue South 70 feet in width, at a corner common with Lot 2 on the Subdivision of Jennings Property of record in Plat Book 5210, page 129, Register's Office for Davidson County, Tennessee.

Thence, leaving the easterly right-of-way line of Sixteenth Avenue South with the southerly property line of said Lot 2, South 79 deg 56 min 34 sec East, 144.90 feet to an existing iron rod on the westerly right-of-way of Allen Number 438, 15 feet in width;

Thence, with the westerly right-of-way line of said Alley Number 438, South 10 deg 19 min 29 sec West, 158.06 feet to an iron rod set at a corner common with the property of Gary J. and Carla Z. Hill of record in Instrument Number 20000121-0007183 at the Register's Office for Davidson County, Tennessee;

Thence, with the northerly property line of said Gary J. and Clara Z. Hill, North 80 deg 58 min 11 sec West, 144.56 feet to an Iron rod set on the easterly right-of-way line of Sixteenth Avenue South;

Thence, with the easterly right-of-way of Sixteenth Avenue South, North 10 deg 11 min 30 sec East, 160.65 feet to the point of BEGINNING.

BEING the same property conveyed to SRT HOLDING, LLC, a Tennessee limited liability company, as to a 51% undivided interest, and Crews Johnston, LLC, a Tennessee limited liability company, as to a 49% undivided interest, as tenants in common by Special Warranty Deed from Charles Biter, as to a 20% undivided interest; Jack Holt, as to a 10% undivided interest; Floris H. Tompkins, III, as to a 25% undivided interest; The David B. Tompkins, Sr. Living Trust dated October 8, 1997, as to a 25% undivided interest; Kathy H. Weedman, as to a 10% undivided interest; and John C. Barnes as to a 10% undivided interest of record as Instrument No. 20060317-0031081, Register's Office for Davidson County, Tennessee.