Davidson County DEEDWARR
Recvd: 07/19/06 15:35 4 pgs
Fees:23.00 Taxes:20609.00
20060719-0087292

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Nashville Investments Group, LLC		Map 93-23
Attn: Gary Bowie	Same	Parcel 146
1515 Gale Lane		
Nashville, Tennessee 37201		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FOURTH AVENUE INVESTMENT PARTNERS**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **NASHVILLE INVESTMENTS GROUP, LLC,** a Tennessee limited liability company (the "Grantee"), and Grantee's successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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

The 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 said property, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed as of the 19th day of July, 2006.

FOURTH AVENUE INVESTMENT PARTNERS, a Tennessee general partnership

By: _____
Crews Johnston, III, Managing Partner

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 Managing Partner of FOURTH AVENUE INVESTMENT PARTNERS, the within named bargainor, a Tennessee general partnership, and that he, as such Managing Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Managing Partner.

WITNESS my hand, at office, this 19th day of July, 2006.

_____
Notary Public

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

My Commission Expires:
My Commission Exp. Nov. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,570,000.00.

_____
Affiant

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

_____
Notary Public
My Commission Expires: My Commission Exp. Nov. 22, 2008

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

332134.1/612678-1

EXHIBIT A

PROPERTY DESCRIPTION

A certain tract of land in the 6th Councilmanic District of Metropolitan Nashville, Davidson County, being all of the same property conveyed to J & G REALTY ASSOCIATES of record in Book 9043, page 70, Register's Office for Davidson County (R.O.D.C.), Tennessee and being more particularly described as follows:

Beginning at a p.k. nail (new) at the intersection of the easterly right-of-way of Fourth Avenue North (49.5-foot Right-of-Way) and the northerly right-of-way of the Bank Alley (20-foot Right-of-Way), the southwesterly corner of the herein described tract; thence,

With said easterly right-of-way, North 27 degrees 28 minutes 33 seconds West, 128.30 feet to a point in a brick wall at the southwesterly corner of the Robert R. Blagojevich and wife, Julie D. Blagojevich, and Andrew D. Martin and wife Kathleen C. Martin property of record in Book 11575, page 714, R.O.D.C., Tennessee, thence,

Leaving said easterly right-of-way, with the southerly line of the said Blagojevich and Martin property and with the southerly line of the 333 Union Street, Ltd. property of record in Book 9530, page 366, R.O.D.C., Tennessee. North 62 degrees 19 minutes 06 seconds East, 54.66 feet to a point in a said wall; thence,

Continuing with the southerly line of the said 333 Union Street, Ltd. property, South 27 degrees 40 minutes 54 seconds East, 0.50 feet to a point in said wall; thence,

With the southerly line of the said 333 Union Street, Ltd. property, the southerly line of the Larry R. Williams and Steve R. Dozier property of record in Book 10112, page 640, R.O.D.C., Tennessee, the southerly line of the 323 Union Street property of record in Book 5863, page 452, R.O.D.C., Tennessee and the southerly line of the 323 Union Street property of record in Book 5863, page 450, R.O.D.C., Tennessee, North 62 degrees 19 minutes 06 seconds East, 117.24 feet to a p.k. nail (new) in the westerly right-of-way of Printers Alley (15-foot Right-of-Way); thence,

With said westerly right-of-way, South 26 degrees 51 minutes 26 seconds East, 128.10 feet to an existing tack in lead in said northerly right-of-way of the Bank Alley; thence,

With said northerly right-of-way, South 62 degrees 24 minutes 58 seconds West, 170.52 feet to the Point of Beginning and containing 21,933 square feet or 0.504 acres, more or less, as shown by survey made by Ragan Smith Associates, Kenneth R. Shreeve, Registered Land Surveyor No. 2298, 315 Woodland Street, Nashville, Tennessee 37206, dated July 7, 2004, last revised July 12, 2004, bearing Job No. 93-130.

Being the same property conveyed to Fourth Avenue Investment Partners, a Tennessee general partnership, by Deed of record as Instrument No. 20041230-0154887 and Instrument No. 20041230-0154888, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real property taxes for 2006, a lien, but not yet due and payable.

2. Rights of tenants in possession as "Tenants Only" under unrecorded lease(s).

3. Restrictions of record in Book 7423, page 374, Book 8027, page 865, Book 9208, page 613, Book 10512, page 464, Instrument No. 20020626-0076795, and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee.

4. Declaration of Reciprocal Easements, of record in Book 6230, page 498, said Register's Office.

5. Right of Way Easement, of record in Book 8899, page 32, said Register's Office.

6. Declaration of Privilege, of record in Book 6434, page 545, said Register's Office.

7. Memorandum of Lease, of record in Book 9198, page 886 and Book 9198, page 889, said Register's Office.

8. Lease, of record as Instrument No. 20040831-0105116, said Register's Office.

9. Party wall(s) situated partly on the Property and partly on adjoining properties.