Davidson County DEEDWARR
Recvd: 07/26/06 12:29 3 pgs
Fees:18.00 Taxes:3700.00

20060726-0090277

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Craighead Patten Properties II<br>700 Craighead Street, Suite 305<br>Nashville, TN 37204 | New Owner | 82-13/346, 82-14/94,<br>82-14/10, 82-14/11 |

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan T. Andrews, Trustee under the Faith Yow Adams Trust, hereinafter called "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Craighead Patten Properties II, a Tennessee general partnership, hereinafter called "Grantee", its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being part of lots numbers 31 and 32, on the original plan of Nashville, not of record and described as follows:

BEGINNING at a point in the westerly margin of Third Avenue North, formerly College Street, at the southeast corner of the property conveyed to Stumb's by P.B. Evers, et al, as of record in Book 1339, page 671, Register's Office for Davidson County, Tennessee, thence with the westerly margin of said Avenue, southerly 116 feet to a point; thence westerly 128 feet 3 inches to a point; thence southerly 5 feet 6 inches to a point; thence westerly 100 feet to a point in the easterly margin of Criddle Street, thence with the margin of same, northerly 191 feet 6 inches to the southerly margin of Harrison Street, thence with the margin of the same, easterly 127 feet to a point in the northwest corner of the property conveyed to Stumb's by Evers, et al, as of record in Book 1339, page 638, Register's Office, thence southerly with the westerly line of the property conveyed to Stumb's in the aforementioned two deeds, 70 feet to a point; thence easterly 108 feet to the point of beginning.

BEING the same property conveyed to Sue A. Andrews, Trustee for Faith Yow Adams Trust and N. Carter Andrews, Jr., Trustee of the Faith Yow Adams Irrevocable Trust, by Deed of Record in Book 5744, page 240, Register's Office for Davidson County, Tennessee, Sue A. Andrews and

N. Carter Andrews, Jr., having been replaced as Trustees.

Tract 2:

Land in Davidson County, Tennessee, being parts of Lots Nos. 31 and 32 on the original plan of Nashville, not of record, described as follows:

BEGINNING at an iron pin stake in the west margin of Third Avenue North at the northeast corner of the property owned by the Louisville and Nashville Railroad Company; thence with the north line of said Railroad property, westwardly 176 feet 9 inches to an iron pin 15 feet 6 inches measured at right angles from the center line of a spur tract of said Louisville and Nashville Railroad; thence along the east line of the right-of-way of said spur track following a curve at all points 15 feet to a point; thence continuing along said curve 54 feet 3 inches to an iron pipe and continuing said course 1 foot 4 inches to a stake at the corner of a new wall; thence eastwardly 222 feet to a point on the west margin of Third Avenue North; thence southwardly 81 feet 6 inches to the beginning, according to a survey made by W.B. Southgate, Surveyor, April, 1928.

BEING the same property conveyed to Sue A. Andrews, Trustee for Faith Yow Adams Trust and N. Carter Andrews, Jr., Trustee of the Faith Yow Adams Irrevocable Trust, by Deed of Record in Book 10236, page 361, Register's Office for Davidson County, Tennessee, Sue A. Andrews and N. Carter Andrews, Jr., having been replaced as Trustees.

This is improved property known as 315 Harrison Street, 0 Criddle Street, 705 Third Avenue North, and 709 Third Avenue North, Nashville, Tennessee. 37201

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantor further covenants that Grantor is seized and possessed of said real estate and has the right to convey it, and binds Grantor, Grantor's successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes for the year 2006, a lien, which are not yet due and payable;

2. Storm water Detention Agreement of record as Instrument 20060518-0058543, Register's Office for Davidson County, Tennessee; and

3. Agreement for Dedication of Easement for Storm Drainage of record as Instrument 20060518-0058549, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 24 day of July, 2006.

"GRANTOR"

Susan T. Andrews, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan T. Andrews, Trustee, who, upon oath, acknowledged herself to be Trustee of the Faith Yow Adams Trust, and that she, as Trustee, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 24 day of July, 2006.

LORI C GREEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:
7/25/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Million and No/100 Dollars ($1,000,000.00)

AFFIANT

SUBSCRIBED and sworn to before me, this 24 day of July, 2006.

Notary Public

LORI C GREEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
7/25/09

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