Gullett 3163
Jan

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| **THIS INSTRUMENT PREPARED BY:**<br>Wesley D. Turner<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, 11th Floor<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.<br><br>**AFFIANT**<br><br>Subscribed and sworn to before me this 13th day of September, 2006.<br><br>Notary Public<br><br>My Commission Expires: WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.<br>My Commission Expires JAN. 27, 2007 |

| Address new owner as follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| 1815, LLC<br>c/o Shawn Martin c/o Ron Runyeon P.O. Box 90617<br>6213 Charlotte Avenue, Suite 200<br>Nashville, TN 37209 Nashville, TN 37209 | 1815 LLC / Ron Runyeon<br>P.O. Box 90617<br>Nashville 37209 | Map 92-16<br>Parcel 298 |

**SPECIAL WARRANTY DEED**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUND STAGE STUDIOS, INC.,** a Tennessee corporation, successor by merger to **SOUND STAGE ASSOCIATES, INC.,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **1815, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Davidson County DEEDWARR
Recvd: 09/14/06 10:07 3 pgs
Fees:18.00 Taxes:6660.00
20060914-0113913

Being Lots 181, 182 and 238 on the Plan of O. B. Hayes Small Lots, of record in Plat Book 1, page 81 of the Chancery Court at Nashville, Lot No. 238 being also shown on the Plan of Campbell Hill and Elliott of record in Book 332, page 108, of the Register's Office for Davidson County and described as follows:

Beginning at a point on the easterly margin of 19th Avenue South at the common corner of Lots Nos. 180 and 181 as shown on the Plan of record in Plan Book 1, page 81, aforesaid; thence northerly along the easterly margin of 19th Avenue South 106 feet to the southeast intersection of 19th Avenue South and Division Street as shown on the Plan of Campbell and Elliott above mentioned; thence, in a northeasterly direction along the southeasterly margin of Division Street 62.5 feet to the common corner of Lots Nos. 238 and 239 on said Campbell and Elliott Plan; thence easterly with the dividing line between said Lots, 110 feet to the westerly margin of an alley; thence southerly with the westerly margin of said alley 150 feet to the northeast corner of Lot No. 180 on the Plan of O. B. Hayes Small Lots; thence, westerly with the dividing line between said Lots 180 and 181, 154 feet more or less to the point of beginning.

And being the northerly part of Lot No. 180 on the Plan of O. B. Hayes 2nd Addition, as of record in Plan Book No. 1, page 81, of the Chancery Court at Nashville. Said part of said Lot fronts 47 feet on the easterly side of 19th Avenue South and runs back between lines 150 feet to an alley, measuring 47 feet 9 inches thereon.

Being the same property conveyed to Sound Stage Associates, Inc. from Ann E. Sutton, unmarried and Robert Crownover and wife, Ann E. Crownover by deed of record in Book 5908, page 562 and re-recorded in Book 6264, page 448, dated July 8, 1982, Register's Office for Davidson County, Tennessee, Sound Stage Studios, Inc. being successor by merger to Sound Stage Associates, Inc., as evidenced by Certificate of Merger of record in Book 7112, page 528 and as Instrument No. 20011016-0112631, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2006 Meto real property taxes, and personalty taxes if any, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument Grantee assumes and agrees to pay such taxes prior to delinquency thereof, and to indemnify and hold harmless Grantor from all liability and loss arising therefrom.

2. Such matters as a survey would disclose and easements, setback lines and encroachments of record and otherwise encumbering or present on the subject property.

3. Restrictions of record.

4. Matters shown on any recorded or unrecorded plat.

5. Applicable zoning laws and building codes.

6. Leases and rights of tenants in possession.

7. Agreement of record in Book 7793, page 557, Register's Office for Davidson County, Tennessee.

This is improved property known as 1815 Division Street, Nashville, Tennessee 37203.

**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, its successors and assigns, forever; and it does covenant and bind, itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

**WITNESS** our hand this 11th day of September, 2006.

**SOUND STAGE STUDIOS, INC.,**
a Tennessee corporation

By: _____
Ronald W. Kerr, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD W. KERR,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of September, 2006.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007