PICK-UP

Davidson County DEEDWARR
Recvd: 10/20/06 16:20 2 pgs
Fees:13.00 Taxes:1110.00
20061020-0130750

This Instrument prepared by
and after recording return to:
G. MILLER HOGAN, II
LASSITER, TIDWELL & HILDEBRAND, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.	
600 Ninth Avenue South, LLC		**Map**	**93**
905 Clayton Avenue	**(Same)**	**Group**	**14**
Nashville, TN 37204		**Parcel**	**555**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Robert E. Ries and wife, Dianne Ries** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **600 Ninth Avenue South, LLC** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Being the northerly 23 feet of Lot 14 and all of the lots 15 and 16 in Base First Addition to Nashville as of record in Book 21, page 114, Register's Office for said County.

Said part of Lot No. 14 and all of Lot No.'s 15 and 16 front together 120 feet on the easterly side of 9th Ave S. And extend back between parallel lines with the southerly margin of Gleaves Street, 150 feet to an alley.

Being the same property conveyed to Robert E. Ries and wife, Dianne Ries by deed from The Russell A. Stansell Family Limited Partnership, a Tennessee limited partnership of record as Instrument No. 20061020-0130729 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **600 Ninth Avenue South, Nashville, Tennessee 37203.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 20th day of October, 2006.

Robert E. Ries

Dianne Ries

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Robert E. Ries and Dianne Ries**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2006.

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009

Notary Public
My commission expires: Nov. 21, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer of property, whichever is greater is $300,000.00.

Affiant

Sworn to and subscribed before me this
20th day of October, 2006.

Notary Public
My Commission Expires: Nov 21, 2009

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires November 21, 2009