1st

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 11/13/06 08:56 4 pgs
Fees:23.00 Taxes:2220.00
20061113-0139846

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
FB Properties	same	93-11/157
705 Second Avenue South		93-11/246
Nashville, Tennessee 37210		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is ~~greater~~, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me this the 10th day of November, 2006.

Notary Public

My Commission Expires: 11/22/08

MARILYN HYDE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

SPECIAL 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, **Charles A. Ritzen**, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **FB Properties,** a Tennessee general partnership, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B**."

This is improved property known as 703 and 705 Second Avenue South, Nashville, Tennessee 37210.

SUBJECT PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind himself, his heits, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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.

WITNESS its hand this, the 10th day of November, 2006.

GRANTOR:

Charles A. Ritzen

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 **Charles A. Ritzen**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10th day of November, 2006.

Notary Public

MARILYN HYDE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/08

N MBH 600179 v1
2823478-000082 11/9/2006

EXHIBIT "A"

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Tract I:
Being part of Lot No. 5 in Campbell's Addition to South Nashville, as of record in Book U, pages 682 and 683, Register's Office for said County, according to a survey made by Norris H. Hickerson, Surveyor, October 4, 1952.

Said part of Lot No. 5 fronts 45 feet on the westerly side of Second Avenue, South and runs back between lines with the southerly margin of Elm Street, 143.5 feet to an alley, measuring 44 feet thereon.

Tract II:
Being the northerly 29 feet of Lot No. 6 on the Campbell's South Nashville Plan of Lots, as of record in Book U, pages 682 and 683, Register's Office for said County.

Said part of Lot No. 6 fronts 20 feet on the westerly side of Second Avenue South and runs back between parallel lines 143 ½ feet to an alley.

BEING the same property conveyed to Charles A. Ritzen, by Deed of Record in Book 9882, page 966, Register's Office for Davidson County, Tennessee.

LESS AND EXCEPT the property conveyed in Book 9957, page 697, said Register's Office, and described as follows:

Being a portion of Lot Number 6 on the plan of Campbell's South Nashville Plan of Lots as of record in Book "U", Page 682, R.O.D.C., Tennessee and is more particularly described according to a survey by R. L. Montoya Land Surveying, Inc. dated Feb. 20, 1996 as follows:

Beginning at a "P.K." Nail in the Westerly margin of Second Avenue South as presently located, said point being the Southeast corner of Parcel 246 on Map 93-11 and being the Northeast corner of Parcel 154; thence, leaving said westerly margin along the common line of said parcels, South 66 Degrees 31 Minutes 08 Seconds West 19 Feet to a point; this being the point of beginning for this described easement; thence, continuing along said common line South 66 Degrees 31 Minutes 08 Seconds West 63.0 Feet to a point; thence, leaving the common line of parcels 154 and 246 along new lines along the South line of Parcel 246, North 23 Degrees 28 Minutes 52 Seconds West 0.40 Feet to a point; thence, North 66 Degrees 31 Minutes 08 Seconds East 63.0 Feet to a point; thence, South 23 Degrees 28 Minutes 52 Seconds East 0.40 Feet to the point of beginning containing 25.20 square feet more or less.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for the year 2007 and subsequent years.

2. All matters shown on Plat recorded in Book U, pages 682 and 683, Register's Office for Davidson County, Tennessee