Address new owner as follows:

The State of Tennessee
312 8th Avenue North 22nd Floor
Nashville, TN 37243-0299
(Tax Exempt)

This Instrument Prepared By:

Real Estate Loan Services of TN, Inc.
1420 North Highland Avenue
Jackson, Tennessee 38301

Tax Identification No.:

Tax Map 82,
Parcel 13-237.0

Davidson County DEEDWARR
Recvd: 02/02/07 12:02 3 pgs
Fees:17.00 Taxes:0.00
20070202-0014001

"EXEMPT TRANSACTION, GOVERNMENTAL AGENCY IS HOLDER OF INDEBTEDNESS."

WARRANTY DEED

For and in consideration of the sum of $325,000.00, RANDOLPH KING, hereinafter called GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the STATE OF TENNESSEE, hereinafter called GRANTEE, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

TRACT NO. 1

Being the westerly part of Lot No. 10 on the Map of George Shall's Subdivision of Lot No. 50 in Balch and Whiteside's Addition, of record in Book "Y", Page 117, of the Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the southerly margin of Jefferson Street at a point 120 feet westerly from the West margin of 5th Avenue North. Being the Northwesterly corner of the property conveyed to Lion Oil Company, by E. F. Alleyne by deed of record in Book 1341, Page 77, Register's Office of Davidson County, Tennessee, thence, with the Southerly margin of Jefferson Street south 73 degrees 16 minutes west 56.7 feet in a concrete monument with an X-mark in brass cap (concrete monument); being the Easterly margin of a 12 foot alley (City No. 205); thence, with the Easterly margin of said alley, south 27 degrees 47 minutes East, 168.4 feet to a concrete monument; being the corner lot Nos. 9 and 10 of said plan, and a corner of the tract of land conveyed by Elkin Garfinkle to Harry Lightman by deed of record in Book 913, Page 648, Register's Office of Davidson County; thence, with said lot lines 9 and 10, North 59 degrees 18 minutes East, 52.0 feet to a concrete monument; thence, continuing with Lightman's property boundary North 26 degrees 28 minutes West 55.0 feet to a concrete monument, being a corner of Lightman's and the Southwest corner of said tract of Lion Oil Co., of record in Book 1341, Page 77, Register's Office of Davidson County, Tennessee; thence, with said Lion Oil Co., line North 26 degrees 4 minutes West, 99.9 feet to the point of beginning. See Survey of George W. Watkins, Surveyor, dated August 30, 1956.

TRACT NO. 2

Being a part of Lot No. 10 on the Plan of George Shall's Subdivision of Lot Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", Page 117, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Jefferson Street at a point 60 feet West of the westerly margin of 5th Avenue North, said point being the northwest corner of the property conveyed to Apex Oil Corporation by deed from Benzol Oil

Corporation of record in Book 840, Page 493, said Register's Office; thence, with said Apex Oil Corporation's westerly line southwardly 88 feet 2 inches, more or less, to the northerly line of the property conveyed to Harry Lightman by deed from Elkin Garfinkle, Trustee of record in Book 913, Page 648, said Register's Office; thence, with said Lightman's northerly line westwardly 60 feet to his northwest corner; thence, northwardly 100 feet, more or less, to the southerly margin of Jefferson Street; thence, with said Street eastwardly 60 feet to the beginning.

TRACT NO. 3

Being 60 feet off the northeast portion of Lot No. 10 on the Plan of George Shall's Subdivision of Lot Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", Page 117, Register's Office for Davidson County, Tennessee, as described as follows:

Beginning at the southwest corner of Jefferson Street and Fifth Avenue North, formerly Summer Street, and being the northeast corner of said Lot No. 10; running thence, in a westerly direction with the south margin of Jefferson Street 60 feet to a mark in the sidewalk; running thence, in a southerly direction parallel with Fifth Avenue North, 88.25 feet to a cut in the wall; thence, at right angles 60 feet to the westerly margin of Fifth Avenue North, as indicated by a mark on the sidewalk; thence, south 35 degrees east 76 feet in a northerly direction to the point of beginning.

Said Tract No. 3 and the title thereto are subject to the following restrictions set out in the deed from B. Human and wife to Benzol Gas Corporation, dated July 19, 1927, of record in Book 777, Page 348, said Register's Office:

"The Southerly 3 feet of the above described plot of ground is restricted for 99 years from the date hereof so that it may be used by the vendee or their assigns only as an open passage-way or alleyway, and likewise may be jointly used by the vendor or his assigns for said purpose. The restricted 3 feet as here referred to is meant to include and does include a plot of ground 3 feet by 60 feet at the extreme southern portion of the above-described tract, that is, the 3 feet commencing at the southerly line on Fifth Avenue North, and running thence back between right angles to the westerly boundary of this plot."

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deeds of record in Book 8360, Page 945, and Book 9123, Page 624, to which reference is made for more particulars.

Being the same property conveyed to Randolph King by Warranty Deed from Robert J. Taylor, dated March 1, 2006, recorded March 2, 2006, of record in Instrument No. 20060302-0024590, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions and easements of record in the Register's Office for Davidson County, Tennessee, but not limited to Book 7777, Page 348; Book 8360, Page 945; and a Lease Agreement in Book 7702, Page 681..

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 I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and myself, my heirs and representatives, 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 whomsoever, 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 My Hand this 31st Day of Jan ,2007.

RANDOLPH KING

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, RANDOLPH KING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainor, who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and seal at office, this 31st Day of Jan ,2007.

Notary Public

My Commission Expires: 6/23/09

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