Davidson County DEEDWARR
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Fees:23.00 Taxes:1875.90
20070328-0036915

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20397-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
T&A LLC 2804 Blakemore Avenue Nashville, TN 37212	New Owner	Map 82-09 Parcels 325 and 326

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ALAN LEQUIRE, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey T & A LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

THIS is improved property, known as 1220 & 1222 4th Avenue North, Nashville, TN.

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 Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "B"; and Grantor does further covenant and bind himself, his heirs 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 said Grantor.

IN WITNESS WHEREOF, the Grantor executes this instrument this 26 day of March 2007.

Alan LeQuire

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 Alan LeQuire, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of March 2007.

NOTARY PUBLIC

My Commission Expires: 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $507,000.00

Affiant

Subscribed and sworn to before me this
26 day of March 2007.

Notary Public
My commission expires 9-25-10

EXHIBIT "A"
Legal Description

LAND lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the easterly right-of-way line of Fourth Avenue North, 50 feet in width, at a corner common with the property of The R&S Allen Family Limited Partnership of record in Book 11452, Page 416 at the Register's office for Davidson County, Tennessee;

Thence with easterly right-of-way line of Fourth Avenue North, North 27 deg 10 min 23 sec West, 82.00 feet to an existing iron rod at a corner common with the property of Herbert L. Morrow of record in Book 10690, Page 800 at the Register's office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Fourth Avenue North with the southerly property line of Herbert L. Morrow, North 63 deg 17 min 40 sec East, 179.55 feet to an existing railroad spike on the westerly right-of-way line of Alley No. 201, 15 feet in width;

Thence with the westerly right-of-way line of Alley no. 201, South 27 deg 25 min 32 sec East, 82.14 feet to an existing iron pipe at a corner common with The R&S Allen Family Limited Partnership.

Thence leaving the westerly right-of-way line of Alley No. 201 with the northerly property line of The R&S Allen Family Limited Partnership, South 63 deg 20 min 15 sec West, 179.92 feet to the point of beginning, containing 14,750 square feet or 0.339 acres more or less.

BEING the same property conveyed to Alan LeQuire, unmarried, by Deed dated December 30, 1988, from Alvin E. Draper and William E. Hunter, of record in Book 7745, Page 589, Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2007 and subsequent years, not yet due and payable. Map 082-09-0 Parcels 325 & 326
2. The Plan of record in Book 10, Pages 606 through 609, inclusive, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. Matters shown on the Boundary Survey of Tax Map 82-9, Parcels 325 and 326 by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated March 9, 2007 as Job Number 07052BB.