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This Instrument Prepared by:
HomePlace Title LLC
7100 Executive Center Drive
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/03/07 09:51 2 pgs
Fees:13.00 Taxes:2312.50
20070403-0039645

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THISTRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MARCH, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LIMITED WARRANTY DEED

ADDRESS OF NEW OWNER
Bongo Productions, L.L.C.
1810-1812 21st Ave. S.
Nashville, TN 37212

SEND TAX BILLS TO:
SAME

MAP & PARCEL
083-09-0 180.00 & 179.00

THIS LIMITED WARRANTY DEED, made and entered into this 30th day of March, 2007, by and between **MTMJ, L.L.C.,** a Limited Liability Company organized and existing under and by virtue of the laws of the State of Tennessee, party of the first party, and **BONGO PRODUCTIONS, L.L.C.,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

TRACT I:

Being part of Lot Nos. 1 & 2 in J.B. Armstrong's Subdivision of Lot No. 12, 13, & 14, East Edgefield Plan of Lots, of record in Book 57, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof and described as follows:

BEGINNING at a point in the Easterly margin of 11th Street 40 feet Southerly from the Southeast corner of said 11th & Woodland Streets, and running thence 40 feet Northerly to the said Southeast corner of 11 or Woodland Streets; thence Easterly with the Southerly margin of said Woodland Street 143 feet to the margin of a 10 foot alley; thence with the Westerly margin of said alley Southerly 35 feet 9 inches to a point; thence westerly in a different line to the point of the BEGINNING.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is the following tract:

BEGINNING at a point in the Southerly margin of Woodland Street (as shown on the aforementioned plan of J. B Armstrong Subdivision), said point being 6.98 feet east from the Southeast corner of the intersection of Woodland Street and 11th Street (as shown on said plan); thence West with said Southerly margin of Woodland Street 6.98 feet to a point in the Easterly margin of 11th Street; thence with said Easterly margin of 11th Street in a Southerly direction 40 feet to a point; thence in a Northeasterly direction in a straight line to the point of the BEGINNING.

TRACT II:

Being parts of Lot Nos. 1 & 2 in J.B. Armstrong's Subdivision of Lot Nos. 12, 13, & 14, East Edgefield Plan, as of record in Book 57, Page 110, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the easterly margin of 11th Street 40 feet southerly from the southerly margin of Woodland Street; running thence eastwardly 141 feet, more or less, to the westerly margin of an alley, being 35 feet 9 inches southerly from the southerly margin of Woodland Street; thence southwardly with the easterly margin of said alley 35 feet 9

inches; thence westerly 141 feet, more or less, to the easterly margin of 11th Street; thence northwardly with the easterly margin of said street 40 feet to the point of the BEGINNING.

Being the same property conveyed to MTMJ, LLC by Warranty Deed dated September 30, 2005 from Paul E. Cook and ADEX Corporation, of record in Instrument Number 20051010-0122212, Register's Office for Davidson County, Tennessee.

This property is known as: 103 South 11th Street, Nashville, TN 37206 and 101 South 11th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters set out of record in the Register's Office for DAVIDSON County, Tennessee; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first written above.

MTMJ, LLC

By: _____ member
Michael L. Reeves, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael L. Reeves, with whom I am personally acquainted and who upon his oath acknowledged himself to be a Member of MTMJ, LLC, a limited liability company, and that he as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Michael L. Reeves as such Member.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of March, 2007.

_____
Notary Public

My Commission Expires: _____

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010