THIS INSTRUMENT PREPARED BY: **W. Lee Corbett, P.C.** **CORBETT CROCKETT & LECKRONE** Suite 1050 American Center 3100 West End Avenue Nashville, Tennessee 37203 (615) 383-0500	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $772,500.00. Coleen Newcomb **AFFIANT** Subscribed and sworn to before me, this 30th day of March, 2007. CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN Carol L McArthur Notary Public My Commission Expires: July 24, 2008

Address New Owners As Follows: **Send Tax Bills To:** **Map-Parcel Numbers:**

Bongo Productions L.L.C.
A Tennessee Limited Liability Company
1807 ½ 21st Ave. S
Nashville, TN 37212

SAME

Map 93-14
Parcel 28

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Seven Hundred Seventy Two Thousand Five Hundred Dollars and no/100 Dollars ($772,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gulch Partners I, a Tennessee General Partnership,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Bongo Productions L.L.C., a Tennessee Limited Liability Company,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the southerly right-of-way line of Gleaves Street and the easterly right-of-way line of Alley Number 231;

Davidson County DEEDWARR
Recvd: 04/04/07 15:08 3 pgs
Fees:18.00 Taxes:2858.25
20070404-0040572

Thence leaving the easterly right-of-way line of Alley Number 231, with the southerly right-of-way line of Gleaves Street, South 82 deg 42 min 52 sec East, 110.52 feet to an existing railroad spike;

Thence with a curve to the right, along an arc length of 46.49 feet, the central angle of which is 88 deg 46 min 59 sec, the radius of which is 30.00 feet, the chord of which is South 37 deg 44 min 30 sec East, 41.97 feet to an existing railroad spike at the intersection with the westerly right-of-way line of Ninth Avenue South;

Thence leaving the southerly right-of-way line of Gleaves Street, with the westerly right-of-way line of Ninth Avenue South, South 06 deg 38 min 59 sec West, 115.02 feet to an existing railroad spike, at a corner common with the property of Mamie Mooney Regan, as of record in Deed Book 700, Page 696, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Ninth Avenue South, with the northerly property line of Mamie Mooney Regan, North 82 deg 35 min 29 sec West, 139.08 feet to an existing iron rod in the easterly right-of-way line of Alley Number 231;

Thence with the easterly right-of-way line of Alley Number 231, North 06 deg 19 min 45 sec East, 144.40 feet to the **POINT OF BEGINNING**. Containing 19,971 square feet or 0.459 acres more or less, according to a survey by Cherry Land Surveying, Inc. dated December 6, 2006.

Being the same property conveyed to Gulch Partners I, a Tennessee general partnership by Warranty Deed dated January 27, 2006 from Robin DeWayne Waller, an individual, and WJ Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20060131-0011640, Register's Office for Davidson County, Tennessee.

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 the Grantor further covenants and binds itself, its successors 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 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.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2007, a lien but not yet due and payable.

2. Subject to Arts Center Redevelopment Plan Containing Restrictive Covenants Running With The Land of the Metropolitan Development and Housing Agency with supplemental Requirements of record Book 11625, page 252, amending Book 10965, page 404, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the survey prepared by Cherry Land Surveying, Inc.

This property is commonly known as 601 9th Avenue South, Nashville, TN 37203

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 26th day of March, 2007.

GULCH PARTNERS I,
a Tennessee General Partnership

by: _____
George N. Spiva, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Managing Partner of Gulch Partners I, the within named bargainor, a General Partnership, and who acknowledged that as such Managing Partner, he executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing Partner.

WITNESS MY HAND, at office, this 30th day of March, 2007.

MELINDA A. WATKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 24, 2007

_____
Notary Public

My Commission Expires: _____