THIS INSTRUMENT PREPARED BY:
J. Frank Rudy, Jr., Esq.
Rudy, Wood & Winstead, PLLC
1812 Broadway
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 05/23/07 14:23 3 pgs
Fees:18.00 Taxes:5920.00
20070523-0061635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 11 day of May, 2007.

Notary Public
My Commission Expires: My Commission Expires MAR. 22, 2008

LISA FOREMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
131 2nd Avenue, LLC 131 2nd Avenue North Nashville, TN 37201	131 2nd Avenue, LLC 131 2nd Avenue, LLC Nashville, TN 37201	Map/Parcel 93-6-2-57

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Empire Partners, LLC ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto 131 2nd Avenue, LLC ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Being all that tract of land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, described according to a survey dated March 23, 2006 by Phillip E. Holmes, Jr., TN RLS 1728, Volunteer Land Surveying, P.O. Box 100310, Nashville, TN 37224-0310 and being more particularly as follows:

Beginning at a point on the westerly right of way of Second Avenue, North, said point being 313.78 feet northwesterly from the Rights of Way intersection of said Second Avenue North and the northerly Right of Way of Broadway; thence leaving the westerly right of way of said Second Avenue North, South 60 deg.

44 min. 59 sec. a distance of 85.00 feet to a point on the easterly line of an alley; thence North 29 deg. 54 min.55 sec. West, along the westerly line of said alley a distance of 34.92 feet to a point; thence leaving the easterly line of said alley, North 60 deg. 44 min. 39 sec. East a distance of 85.00 feet to a point on the westerly right of way of said Second Avenue North; thence, South 29 deg. 54 min. East, along the right of way of said Second Avenue North a distance of 34.92 feet to the point of beginning. Containing 0.07 acres or 2968.3 square feet.

Being the same property conveyed to Empire Partners, LLC by Special Warranty Deed dated March 27, 2006 from Alice A. Zimmerman, of record in Instrument No. 20060406-0039876, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR DOES COVENANT with Grantee that it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumber in any manner whatsoever, save and except the following:

1. Davidson County taxes for the year 2007.
2. Any and all existing easements and restrictions as shown of record.

GRANTOR DOES FURTHER COVENANT and bind itself, and successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 11th day of May, 2007.

GRANTOR:

Empire Partners, LLC

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 11th day of May, 2007, before me personally appeared Gary Bowie, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member of Empire Partners, LLC, the within named bargainor, a limited liability company, and that he as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand at office, this 11 day of ~~March, 2006.~~ May, 2007

LESA FOREMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lesa Foreman
Notary Public

My commission expires:

My Commission Expires MAR. 22, 2008