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Box 36

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27113-10-2007** **Record & Return To:**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,522,500.00. Affiant Subscribed and sworn to before me this 31st day of October, 2007. Notary Public My Commission Expires: NOTARY PUBLIC Douglas A. Brace My Commission Expires September 19, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: 3010 Poston Avenue, LLC. 3010 Poston Avenue Nashville, TN 37203	**Send Tax Bills To:** Agency for Performing Arts, Inc. 3010 Poston Avenue Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 104-02-412.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Poston Partners, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **3010 Poston Avenue, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3010 Poston Avenue, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of October, 2007.

Poston Partners, a Tennessee general partnership

BY: _____
C. Gibbs Smith, Jr., General Partner

BY: _____
Karl E. Haury, Jr., General Partner

Davidson County DEEDWARR
Recvd: 11/01/07 13:56 2 pgs
Fees:13.00 Taxes:5633.25
20071101-0129038

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared **C. Gibbs Smith, Jr.** and **Karl E. Haury, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the general partners of Poston Partners, the within named bargainor, a partnership, and that they as such general partners have executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as such general partners.

Witness my hand and official seal, at office in Nashville, Tennessee, 31st day of October, 2007.

_____
Notary Public

CECILIA M. BENTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Cecilia M. Benton
My Commission Expires
November 14, 2009
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Gina Morrison Property Subdivision of record in Book 7900, page 559, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Poston Partners by deed from Gina Morrison of record in Book 9012, page 750, in the Register's Office for Davidson County, Tennessee. For further reference see Quitclaim Deed of record in Book 11738, page 608, in said Register's Office, in which J. Hunter Atkins withdrew as a partner of Poston Partners and conveyed all his interest in the property to Poston Partners. Also being the same property conveyed to Poston Partners, a Tennessee general partnership, by Quitclaim Deed from the Estate of Robert Schlater Brown, Jr., deceased, and Lenore Taylor Brown, of record as Instrument No. 20070713-0083687 in said Register's Office.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 7900, page 559, Register's Office for Davidson County, Tennessee.
3. Subject to Urban Zone Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.