Davidson County DEEDWARR
Recvd: 11/06/07 09:56 2 pgs
Fees:13.00 Taxes:5180.00
20071106-0130736

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 07100400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00

Affiant

Subscribed and sworn to before me, this 5th day of November, 2007.

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Belcourt Theatre Inc. 2100 Belcourt Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-8-108.00

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, **Thomas W. Wills** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Belcourt Theatre Inc.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT IV: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING MAP 104-8, PARCEL 108, AND ALSO BEING LOT NOS. 3 AND 4 ON THE MAP OF P.J. TINSLEY'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 421, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A P.K. NAIL SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BELCOURT AVENUE, 50 FEET IN WIDTH, AND THE EASTERLY RIGHT-OF-WAY OF ALLEY NO. 814, 12 FEET IN WIDTH; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF BELCOURT AVENUE WITH THE EASTERLY RIGHT-OF-WAY LINE OF ALLEY NO. 814, NORTH 06° 28' 03" EAST, 112.36 FEET TO A P.K. NAIL SET AT A CORNER COMMON WITH THE PROPERTY OF DAVID IDEKA, AS OF RECORD IN DEED BOOK 4801, PAGE 366, R.O.D.C., TN; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF ALLEY NO. 814 WITH THE SOUTHERLY PROPERTY LINE OF DAVID IDEKA SOUTH 83° 40' 05" EAST, 105.50 FEET TO A CHISELED "V" AT A CORNER COMMON WITH THE PROPERTY OF H.A. SIMONS, AS OF RECORD IN DEED BOOK 2332, PAGE 113, R.O.D.C., TN; THENCE WITH THE WESTERLY PROPERTY LINE, SAID PROPERTY LINE ALSO BEING THE CENTER OF A COMMON PARTY WALL WITH H.A. SIMONS, AND THE PROPERTIES OF TED W. DAVIS, ETUX, AS OF RECORD IN DEED BOOK 8979, PAGE 359, FRANCES E. SIMONS, ETAL, OF RECORD IN DEED BOOK 6920, PAGE 920; TED W. DAVIS ETUX, OF RECORD IN DEED BOOK 8979, PAGE 369; SAM CAPLAN, ETUX, OF RECORD IN DEED BOOK 1537, PAGE 205; AND TED W. DAVIS, ETUX, OF RECORD IN DEED BOOK 5130, PAGE 762, R.O.D.C., TN; SOUTH 06° 28' 03" WEST, 112.36 FEET TO A BUILDING CORNER AT THE INTERSECTION OF THE WESTERLY PROPERTY LINE OF TED W. DAVIS, ETUX, AS OF RECORD IN DEED BOOK 5130, PAGE 762, R.O.D.C., TN; AND THE NORTHERLY RIGHT-OF-WAY LINE OF BELCOURT AVENUE; THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BELCOURT AVENUE NORTH 83° 40' 05" WEST, 105.50 FEET TO THE POINT OF BEGINNING, CONTAINING 11,854 SQUARE FEET (0.272 ACRES MORE OR LESS).

BEING PART OF THE SAME PROPERTY CONVEYED TO THOMAS W. WILLS BY WARRANTY DEED FROM THE BELCOURT PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, RECORDED ON THE 16TH DAY OF OCTOBER, 2003 IN INSTRUMENT NO. 20031016-0153408, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 2100 Belcourt Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 5th day of November, 2007.

Thomas W. Wills

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas W. Wills, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2007.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY