THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27058-09-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Courtney Whitehurst Affiant Subscribed and sworn to before me this 7th day of November, 2007. Emily C May Notary Public My Commission Expires: 5-23

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: 1602 Music Row, LLC 700 17th Street, #1400 Denver, CO 80202	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104080302.00

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, **William S. Robinson, individually and as Trustee of the William S. Robinson Revocable Trust**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1602 Music Row, LLC,*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *a Colorado limited liability company

This is improved property located at 1602 17th Avenue South, Nashville, TN 37212

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 7th day of November, 2007.

William S. Robinson, individually

William S. Robinson, Trustee

Davidson County DEEDWARR
Recvd: 11/09/07 14:03 2 pgs
Fees:13.00 Taxes:1961.00
20071109-0132501

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William S. Robinson, individually and as Trustee of the William S. Robinson Revocable Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 7th day of November, 2007.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: MAY 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot 54 on O.B. Hayes Plan of "Large Lots" as found of record in the Office of the Register for said County in Book No. 21, at Page 87.

Beginning at a point in the easterly margin of 17th Avenue South, formerly Addison Avenue, eighty-one (81) feet southerly from the north line of said lot No. 54, running thence eastwardly, parallel with said last mentioned line, one hundred and fifty-two and one-half (152 -1/2) feet to the west margin of an alley; thence southerly with said alley forty-two (42) feet, and thence westwardly parallel with said line of Lot 54, one hundred and fifty-two and one-half (152 - 1/2) feet to said 17th Avenue, and thence northerly with said avenue forty-two (42) feet to point of beginning.

Being the same property conveyed to William S. Robinson Revocable Trust by Quitclaim deed dated February 27, 2002 from William S. Robinson, a married man, of record in Instrument No. 20020315-0032891, Register's Office for Davidson County, Tennessee.

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 21, page 87, Register's Office for Davidson County, Tennessee.
3. All matters shown in the lot survey dated October 3, 2007, together with the surveyor's report, by R. L. Montoya, TN RLS No. 697, including the encroachment of the gravel drive from the adjacent lot on the northerly side.