Davidson County DEEDWARR
Recvd: 11/20/07 11:37 2 pgs
Fees:13.00 Taxes:407.00
20071120-0135885

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $110,000.00.

Affiant

Subscribed and sworn to me on November 6th, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES NOV 22 2010

Notary Seal present but could not be reproduced

Bill Covert Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22860SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roddick Entertainment, LLC 3809 Nevada Ave Nashville TN 37209	The Owner.	92-13-242

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Timothy Ray Wilson, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Roddick Entertainment, LLC, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 150 feet of Block 30 on the Map of Charlotte Park, Second Addition, extended, as of record in Book 421, page 10, Register's Office for said County. Said part of said Block 30 fronts 50 feet on the southerly side of Nevada Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Timothy Ray Wilson, a married man, by Warranty Deed from Leland D. Watts, a married man and Winnifred A. Watts, his wife, of record as Instrument No. 200004130037407, Register's Office for Davidson County Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been paid by the Grantor and 2008 Davidson County taxes and assumed by the Grantees; and
2. Matters shown on plan of record in Book 421, page 10, Register's Office for Davidson County, Tennessee.
3. Subject to Urban Zoning 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.

This property is also known as improved property located at 3811 Nevada, Nashville, TN 37209.

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 GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs 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 whomsoever. 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.

WITNESS our hands on November 6, 2007.

Timothy Ray Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 6, 2007, before me personally appeared Timothy Ray Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on November 6, 2007.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE