THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

Davidson County DEEDWARR
Recvd: 01/08/08 13:46 3 pgs
Fees:18.00 Taxes:3108.00
20080108-0002354

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2007.

Notary Public

My commission expires:

Name and Address of New Owner:

Easterly Ventures, LLC
501 Great Circle Road, Suite #250
Nashville, TN 37228

Send Tax Bills To:

Same

Street Address of Subject Property:

3017 Poston Avenue
Nashville, TN 37203

Map and Parcel:

104-2-295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **AGENCY FOR THE PERFORMING ARTS, INC.,** hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **EASTERLY VENTURES, LLC,** a Tennessee limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Subdivision 41 Boyd's Cockrill Spring Tract, of record in Book 57, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is made a more complete and accurate description.

Being the same property conveyed to Agency for the Performing Arts, Inc. by Special Warranty Deed from Poston Joint Venture, a Tennessee Joint Venture, of record as Instrument No. 20001030-0107308, Register's Office for Davidson County, Tennessee.

This is improved property known as 3017 Poston Avenue, Nashville, TN 37203.

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

1. Metropolitan Nashville/Davidson County taxes for 2008 and subsequent years, a lien, but not yet due and payable.

2. All matters shown on Plan of record in Book 57, page 46, Register's Office for Davidson County, Tennessee.

3. 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.

4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

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 it 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 itself, its successors and assigns, to warrant and forever defend the title to the said land to the 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 its hand this 17th day of December, 2007.

AGENCY FOR THE PERFORMING ARTS, INC.

BY: _____
Steve Lassiter, Senior Vice-President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Steve Lassiter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice-President of **AGENCY FOR THE PERFORMING ARTS, INC.,** the within named maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office, the day and year first above written.

DOUGLAS A. BRACE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 19, 2009
STATE OF TENNESSEE

_____
NOTARY PUBLIC

My commission expires: _____

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I, Dawn D Chase, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Jai Kehew, a notary public for this county and state, (name of person making certification) Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 9-16-09

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).