Davidson County DEEDWARR
Recvd: 01/22/08 14:42 4 pg:
Fees:23.00 Taxes:555.00
20080122-0006732

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Neighborhoods Resource Center P.O. Box 100941 Nashville, Tennessee 37224-0941	Parcel Nos. 082 09 0 491.000 and 82 09 0 492.00	SAME

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBN)
1600 Division Street, Suite 700, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LAWRENCE BROS., LLC, a Tennessee limited liability company, also being known as Lawrence Brothers (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to NEIGBORHOODS RESOURCE CENTER, a Tennessee non-profit corporation (the "Grantee"), Grantee's successors and assigns, the real property described in Schedule 1, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Seller's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property, (all of the foregoing being collectively referred to as the "Property").

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Schedule 2, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances").

This is unimproved property commonly known as 1308 and 1310 3rd Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, which is greater, for this transfer is $150,000.00.

John Stevens, President
Affiant

Subscribed and sworn to before me this 18 day of January, 2008.

CHLOE A. SHAFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires:
My Commission Expires SEPT. 25, 2010

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this ____ day of January, 2008.

GRANTOR:

LAWRENCE BROS., LLC,
a Tennessee limited liability company

By: _____
Frederick S. Lawrence, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Frederick Scott Lawrence, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of LAWRENCE BROS., LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the limited liability company by himself as a Member.

Witness my hand seal at office this 18th day of January, 2008.

_____
Notary Public

My Commission Expires: _____

CHLOE T. SHAFER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 25, 2010

SCHEDULE 1

DESCRIPTION OF THE PROPERTY

Parcel 1 (Parcel ID: 08209049100):

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of a part of Lots 9 and 10, Plan of H. W. McGavock's Addition to Nashville, as shown on plat of record at Instrument No. 20051104-0133879, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lawrence Bros, LLC by deed from Frederick S. Lawrence, of record as Instrument No. 20020827-0103370 Register's Office of Davidson County, Tennessee.

Parcel 2 (Parcel ID: 08209049200):

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of a part of Lots 9 and 10, Plan of H. W. McGavock's Addition to Nashville, as shown on plat of record at Instrument No. 20051104-01 33879, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lawrence Brothers by Quitclaim Deed from John Fairhead executed September 6, 2005 and flied for record on September 13, 2005 as Instrument Number 20050913-0110247, Register's Office for Davidson County, Tennessee.

SCHEDULE 2

PERMITTED ENCUMBRANCES

1. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

2. Supplemental taxes and assessment levied as a result of the completion of improvements after January 1 of any year.

3. Taxes for the year 2008, a lien, which are not yet due and payable.

4. Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property.

5. Streets, rights-of-way and highways encumbering the Property.

6. Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property.

7. All matters shown on Plat recorded at Instrument No. 20051104-0133879, Register's Office for Davidson County, Tennessee.