SPECIAL WARRANTY DEED

FROM: **PAUL RIGGAN,** Grantor

TO: **JOSEPH N. BARKER, TRUSTEE**

This instrument prepared by:
J. Bryan Echols
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers
Marketstreet Equities Co 138 Second Avenue North, Suite 400 Nashville, Tennessee 37201-1949	SAME	93-14-41

Davidson County DEEDWARR
Recvd: 03/18/08 15:47 5 pgs
Fees:28.00 Taxes:814.00
20080318-0027348

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($220,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 17th day of March, 2008.

TERESA A. BEARDSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/5/2011

FOR AND IN CONSIDERATION OF the sum of TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($220,000.00), the receipt and sufficiency of which are hereby acknowledged, **PAUL RIGGAN, an individual** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JOSEPH N. BARKER, TRUSTEE** ("Grantee"), his successors and assigns, a certain tract or parcel of land in Davidson County,

State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property"). and Grantee shall have the full power, authority, and right to sell, mortgage, lease, rent and convey by deed, mortgage, deed of trust, or otherwise, all or any part of the Property without the joinder of any beneficiary or any other person, upon such terms as Grantee, in his sole and absolute discretion, may deem advisable.

The Property is unimproved property known as 631 8th Avenue South, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, his successors and assigns to warrant and forever defend the title to the Property to Grantee, his successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 17th day of March, 2008.

GRANTOR:

PAUL RIGGAN, an individual

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Teresa A. Beardsley, a Notary Public of said County and State, PAUL RIGGAN, an individual, the within named bargainor, 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 17th day of March, 2008.

TERESA A. BEARDSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Teresa A Beardsley
Notary Public

My Commission Expires: 7/5/2011

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being part of Lot 8 on the plan of Bass First Addition of record in Plat Book 21, Page 114 and being more particularly described as follows:

Beginning at an iron rod set at the intersection of the westerly right-of-way line of Eighth Avenue South, 65 feet in width, and the northerly right-of-way line of an Unnamed Alley also being old Division Street, 40 feet in width;

Thence leaving the westerly right-of-way line of Eighth Avenue South with the northerly right-of-way line of old Division Street, North 83 deg 40 min 13 sec West, 166.89 feet to a pk nail set at the intersection with the easterly right-of-way line of Alley Number 226, 15 feet in width;

Thence leaving the northerly right-of-way line of old Division Street with the easterly right-of-way line of Alley Number 226, North 06 deg 18 min 26 sec East, 44.54 feet to a pk nail set at a corner common with the property conveyed to Steven M. Maxwell, Trustee of record in Book 5136, page 564 at the Register's office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Alley Number 226 with the southerly property line of said Maxwell, South 83 deg 40 min 13 sec East, 160.49 feet to an existing iron rod on the westerly right-of-way of Eighth Avenue South;

Thence with the westerly right-of-way line of Eighth Avenue South, South 01 deg 52 min 07 sec East, 45.00 feet to the point of beginning; containing 7,291 square feet or 0.167 acres more or less.

Being the property set forth on the survey by R. Scot Cherry, RLS 1512, dated March 14, 2008.

Being the same property conveyed to Paul Riggan of record in Instrument Number 20060208-0015397 at the Register's office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

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

2. All matters shown on Plat recorded in Book 21, page 114, in the Register's Office for Davidson County, Tennessee.