Davidson County DEEDWARR
Recvd: 04/29/08 13:29 2 pgs
Fees:13.00 Taxes:7548.00

20080429-0043655

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,040,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Notary Seal present, but could not be reproduced

WARRANTY DEED

B-CTMT-08-21

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

Bill Garrett
Davidson County Register of Deeds

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McGhee Holdings, LLC	same as new	
21 Music Square West	(NAME) owner	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	92-16-385
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we B. TOM COLLINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MCGHEE HOLDINGS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NOS. 78 AND 79 ON THE PLAN OF O.B. HAYES' FIRST PLAN OF SMALL LOTS AS OF RECORD IN BOOK NO. 1 PAGE 69, CHANCERY COURT AT NASHVILLE.

BEING FURTHER DESCRIBED AS:
A CERTAIN TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY DATED NOVEMBER 8, 1995 AS PREPARED BY PHILIP B. TAYLOR, NO. 1459, JOHN KOHL AND COMPANY, P.C., AS FOLLOWS (THE "PROPERTY"): BEGINNING AT AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 79 ON THE PLAN OF O.B. HAYES' FIRST PLAN OF SMALL LOTS AS OF RECORD IN BOOK 1, PAGE 69, CHANCERY COURT AT NASHVILLE AT THE INTERSECTION OF THE WESTERLY MARGIN OF MUSIC SQUARE WEST AND THE NORTHERLY MARGIN OF ROY ACUFF PLACE, NORTH 82° 44' 00" WEST 154.83 FEET TO A POINT, THENCE NORTH 8° 52' 22" EAST 100.05 FEET TO A POINT, THEN SOUTH 82° 44' 32" EAST 154.79 FEET TO A POINT, THENCE SOUTH 8° 51' 00" WEST TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM GEORGE W. HUDSPETH, A SINGLE PERSON TO B. TOM COLLINS AS RECORDED ON THE 30TH DAY OF NOVEMBER, 1995 IN BOOK 9873, PAGE 476 AND WARRANTY DEED FROM GEORGE W. HUDSPETH, A SINGLE PERSON TO B. TOM COLLINS AS RECORDED ON THE 30TH DAY OF NOVEMBER, 1995 IN BOOK 9873, PAGE 473, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD ON THE PLAT OF O.B. HAYES' FIRST PLAN OF SMALL LOTS, AS RECORDED IN PLAT BOOK 1, PAGE(S) 69, CHANCERY COURT, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 21 Music Square West, Nashville, Tennessee 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 my/our hand(s) this 25th day of April, 2008.

B. Tom Collins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, B. Tom Collins, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of April, 2008.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903