Davidson County DEEDWARR
Recvd: 05/12/08 15:12 3 pg
Fees:18.00 Taxes:12950.00

20080512-0048972

Prepared by & Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00

Affiant

Subscribed and sworn to before me, this 9th day of May, 2008.

Notary Public
My commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Hughes Family Investments, LLC 1078 Blue Heron Road Nashville, TN 37221	New Owner	Map & Parcels 82-15-32; 82-15-33; 82-15-224 82-15-35; 82-15-35.01

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Iron Power Properties, a General Partnership** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Hughes Family Investments, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND LYING IN THE 6TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY MAIN STREET, AND ON THE WEST BY SOUTH 2ND STREET, AND BEING PARTS OF LOTS 145 THROUGH 156 ON THE MAP OF DR. JOHN SHELBY'S 3RD ADDITION, EDGEFIELD, REGISTERED DECEMBER 11, 1858 IN PLAT BOOK 21, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING THAT PART OF ALLEY NUMBER 258, CLOSED, VACATED AND ABANDONED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BILL NO. 65-559 AND BILL NO. 72-104, CITY CLERK'S OFFICE FOR METROPOLITAN GOVERNMENT, AND BEING FURTHER DESCRIBED ACCORDING TO A SURVEY DATED JANUARY 24, 2008, BY WM. ROBERT SEIGENTHALER, TENNESSEE REGISTERED LAND SURVEYOR NO. 177, AS FOLLOWS: BEGINNING AT A CONCRETE NAIL IN THE SOUTH MARGIN OF MAIN STREET, SAID NAIL BEING LOCATED AT THE TERMINUS OF A TRANSITION CURVE FROM THE EAST MARGIN OF SOUTH 2ND STREET; THENCE WITH THE SOUTH MARGIN OF MAIN STREET, NORTH 63 DEGREES 53 MINUTES 00 SECONDS EAST 207.50 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE TO THE LEfT, SAID CURVE HAVING A CENTRAL ANGLE OF 3 DEGREES 20 MINUTES 00 SECONDS, A RADIUS OF 4,160.36 FEET, A TANGENT OF 121.05 FEET, A LENGTH OF 242.04 FEET, AND A CHORD BEARING NORTH 62 DEG 13 MIN 00 SEC EAST 242.01 FEET; THENCE CONTINUING WITH THE SOUTH MARGIN OF MAIN STREET AROUND THE CURVE TO THE LEFT 242.04 FEET TO AN IRON PIN AT THE END OF SAID CURVE TO THE LEFT; AND FURTHER, SAID IRON PIN BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 48 MINUTES 51 SECONDS, A RADIUS OF 660.00 FEET, A TANGENT OF 68.29 FEET, A LENGTH OF 136.09 FEET, AND A CHORD BEARING NORTH 66 DEG 39 MIN 26 SEC EAST 135.85 FEET; THENCE WITH SAID CURVE TO THE RIGHT, AND CONTINUING WITH THE SOUTH MARGIN OF MAIN STREET, 136.09 FEET TO AN IRON PIN BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE LEAVING THE SOUTH MARGIN OF MAIN STREET, SOUTH 31 DEG 06 MIN 34 SEC EAST 136.57 FEET TO AN IRON PIN BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY AND SAID IRON PIN BEING THE NORTH BOUNDARY LINE OF LOT 1 ON THE PLAT OF THE RESUBDIVISION OF LOTS 114, 115, 116, 117, 118 AND 119, SHELBY'S THIRD ADDITION TO EDGEFIELD OF RECORD IN PLAT BOOK 8250, PAGE 23, R.O.D.C., TENNESSEE, THENCE SOUTH 60 DEG 23 MIN 29 SEC WEST 150.00 FEET TO AN IRON PIN; THENCE SOUTH 59 DEG 13 MIN 48 SEC WEST 409.88

FEET TO A NAIL IN ASPHALT PAVEMENT AT THE SOUTHEAST CORNER OF ALLEY NO. 258; THENCE WITH THE EAST TERMINUS OF SAID ALLEY NORTH 30 DEG 25 MIN 00 SEC WEST 16.00 FEET TO A NAIL IN ASPHALT PAVEMENT BEING THE NORTHEAST CORNER OF SAID ALLEY NO. 258; THENCE SOUTH 59 DEG 35 MIN 00 SEC WEST 54.30 FEET TO A NAIL IN CONCRETE IN THE EAST MARGIN OF SOUTH 2ND STREET; THENCE WITH SAID EAST MARGIN OF SOUTH 2ND STREET NORTH 30 DEG 25 MIN 00 SEC WEST 137.46 FEET TO A NAIL IN CONCRETE AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 94 DEG 18 MIN 00 SEC, A RADIUS OF 27.00 FEET, A TANGENT OF 29.11 FEET, A LENGTH OF 44.44 FEET, AND A CHORD BEARING NORTH 16 DEG 44 MIN 00 SEC EAST 39.59 FEET; THENCE AROUND THE CURVE TO THE RIGHT 44.44 FEET TO THE POINT OF BEGINNING, CONTAINING 2.236 ACRES, MORE OR LESS, OR 97,430 SQUARE FEET, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO IRONPOWER PROPERTIES, A GENERAL PARTNERSHIP BY QUITCLAIM DEED FROM MORRIS THURMAN, JR., RECORDED ON THE 30TH DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041230-0154602, CORRECTED AT INSTRUMENT NO. 20050407-0038550, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

See Attached Exhibit "A" (Permitted Exceptions)

This property is improved property known as 5 S. 2nd Street, 200, 220 and 222 Main Street., Nashville, TN 37213

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 9th day of May, 2008.

Iron Power Properties, a General Partnership
By: Morris Thurman

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of May, 2008, before me personally appeared Morris Thurman, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Iron Power Properties, a general partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of May, 2008.

Notary Public

My Commission Expires: 7-24-10

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

EXHIBIT "A"
Permitted Exceptions

Subject to 2008 Property taxes, which have been prorated and assumed by the Grantee(s) herein.

Subject to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DR. JOHN SHELBY'S 3RD ADDITION, EDGEFIELD, as recorded in Plat Book 21, Page(s) 43, Register's Office for Davidson County, Tennessee.

Subject to Easement for Sanitary Sewer/Storm Drainage, recorded in Book 8766, Page 435.

Subject to Easement for Overhead Line, recorded in Book 8464, Page 835 and Book 8464, Page 837.

Subject to Easement for Right of Way to Nashville Gas Co., recorded in Book 4077, Page 565.

Subject to Permit to Southern Bell Telephone and Telegraph Company recorded in Book 3993, Page 718.

Subject to Easements and restrictions reserved in Bill No. 65-659 and 73-450 of the Metropolitan Council.

Subject to Title to that portion (Lot 147) embraced within the easterly 20 feet of Lot 147, as shown on the survey of Parrish Engineers, Inc., dated March 30, 1968, accepted as an alley by Bill No. 65-559 of the Metropolitan Council.

Subject to All matters shown on the surveys dated December 31, 2003 and January 24, 2008, by Wm. Robert Seigenthaler, TN RLS #177.