This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/15/08 13:46 3 pgs
Fees:18.00 Taxes:18870.00
20080515-0050118

SPECIAL WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Mark A. Montgomery **P.O. Box 40631** **Nashville, TN 37204**	**(Same)**	**071-14-0-385**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **South Sixteenth Partnership**, a Tennessee general partnership (herein referred to as the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, and other good and valuable consideration paid by **Mark A. Montgomery, Richard G. Montgomery and The Montgomery Company of Wisconsin, Inc.**, a Wisconsin corporation (herein referred to collectively as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto **Mark A. Montgomery a 50/100 interest, Richard G. Montgomery a 08/100 interest and to The Montgomery Company of Wisconsin, Inc., a 42/100 interest as tenants in common**, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property commonly known as: **1025 16th Avenue South, Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, their respective heirs, successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees, their respective heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not further or otherwise; provided, however, this conveyance is expressly subject to the following:

1. All matters shown on the survey prepared by Ragan Smith Associates, Inc., Ted J. Stevenson, II, Tennessee R.L.S. No. 2316, dated May 14, 2008.
2. General or special taxes and assessments required to be paid in the year 2008 and subsequent years. Taxes for 2008 have been pro-rated at closing and are assumed by the Grantees.

3. All matters shown on the Plan of record in Plat Book 161, page 88, said Register's Office.
4. Exceptions to Easement of record in Book 7295, page 967, said Register's Office.
5. Easements and rights retained by the Metropolitan Government of Nashville and Davidson County, in Metropolitan Council Bill No. 77-577, approved July 1, 1977 and Council Bill No. 77-588.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 14th day of May, 2008.

South Sixteenth Partnership, a Tennessee general partnership

BY: _____
Edwin McDougle
Its: General Partner

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Edwin McDougle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **General Partner** of **South Sixteenth Partnership,** the within named bargainor, a Tennessee general partnership, and that he as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, this 14th day of May, 2008.

_____
Notary Public
My commission expires: _____

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $5,100,000.00.

_____
Affiant

Sworn to and subscribed before me this
14th day of May, 2008.

_____
Notary Public
My Commission Expires: _____

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

EXHIBIT A

TRACT I

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the east by 16th Avenue South, on the west by Alley No. 440, and being Lot No. 4 and the northerly 5 feet of Lot No. 5 on the plan o J.P.W. Brown's Subdivision of Lot No. 15 of O.B. Hayes' Rokeby Addition as of record in Plat Book 161, page 88, R.O.D.C., Tennessee, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon dated April 18, 1985, revised June 19, 1985, as follows:

Beginning at an iron pin in the westerly margin of 16th Avenue South 394.88 feet from the northerly margin of Edqehill Avenue; thence leaving 16th Avenue South N 66 deg. 06 W 152.50 feet to Alley No. 440; thence with said Alley N 04 deg. 51' E 55.00 feet; thence leaving said Alley, S 86 deg. 06' E 152.50 feet to 16th Avenue South; thence with said Avenue S 04 deg. 51' W 55.00 feet to the point of beginning, containing 0.193 acres, more or less.

TRACT II:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the east by 16th Avenue South, on the west by Alley No. 440, and being Lots No. 1, 2, and 3 on the Plan of J.P.W. Browns Subdivision of Lot No. 15 of O. B. Hayes' Rokeby Addition as of record in Plat Book 161, page 88, R.O.D.C., Tennessee, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated April 18, 1985, revised June 19, 1985, as follows:

Beginning at a point at the westerly margin of 16th Avenue South 593.50 feet from the southerly margin of Music Square South or Grand Avenue; thence with 16th Avenue South, S 04 deg. 51' W 150.00 feet; thence leaving said Avenue N 86 deg. 06' W 152.50 feet to Alley No. 440; thence with said Alley, N 04 deg. 51' E, 150 feet; thence leaving said Alley, S 86 deg. 06' E, 152.50 feet to the point of beginning, containing 0.525 acres, more or less.

Being the same property conveyed to WILLIAM J. GREGG, by deed from GEORGETOWN PLACE ASSOCIATES, LTD., A TENNESSEE LIMITED PARTNERSHIP, of record in Book 6941, page 775, dated July 24, 1986, said Register's Office. And being further conveyed to WILLIAM J. GREGG, ROBERT L. WHITAKER, JAMES L. SMITHEY, EDWIN A. MCDOUGLE, T. HENRY CLARK, D/B/A SOUTH SIXTEENTH PARTNERSHIP, by Quitclaim Deed of record in Book 7050, page 363 and dated November 19, 1986, said Register's Office.