This Instrument Prepared By:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

Return to Box 32

Davidson County DEEDWARR
Recvd: 06/03/08 09:06 5 pgs
Fees:28.00 Taxes:1433.75
20080603-0056241

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
E.S.S., Inc. **205 McMillin Street** **Nashville, Tennessee 37203**	**Same**	092-120-515.00 092-120-518.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **1516 CHURCH STREET PROPERTIES**, a Tennessee general partnership ("Grantor"), hereby bargains and sells and does hereby transfer and convey unto **E.S.S., INC.,** (referred to hereinafter as "Grantee"), a Tennessee corporation, it's heirs and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference, and other rights associated therewith (the "Property"). This is improved property located at 205 and 206 McMillin Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, it's heirs and assigns forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for (1) real estate taxes for 2008 (which are being prorated at closing and assumed by Grantee) and future years, liens but not yet due and payable; (2) All matters shown on the plan of GOV MCMILLINS PLAN OF SUBDIVISION OF THE OLD

STATE PRISON LANDS, of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of May, 2008.

1516 CHURCH STREET PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP
(Grantor)

By: Ellen Pitts Mayo
Ellen Pitts Mayo, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $387,500.00

Affiant

Subscribed and sworn to before me, this 28th day of May, 2008.

NOTARY PUBLIC

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **ELLEN PITTS MAYO** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the General Partner of **1516 CHURCH STREET PROPERTIES**, a Tennessee general partnership, and that she as such General Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of 1516 Church Street Properties by the said Ellen Pitts Mayo as such General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of May, 2008.

C.M. Corriveau
Notary Public

My commission expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

SCHEDULE A
(Property Description)

Tract I:

Land in Davidson County, Tennessee, Being Lot No. 57 on the Plan of GOV MCMILLINS PLAN OF SUBDIVISION OF THE OLD STATE PRISON LANDS, of record in Book 161, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 57 fronts 55 feet on the westerly side of McMillin Avenue and runs back between parallel lines 101.8 feet to an alley.

Being the same property conveyed to J.D. Eatherly, by Warranty Deed from A & M Properties, a Tennessee general partnership, dated December 10, 2001, of record in Instrument No. 20020416-0046673, and further conveyed to 1516 Church Street Properties, a Tennessee General Partnership, by Quit Claim Deed from J.D. Eatherly, of record in Instrument No. 20080103-0056239, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, Being Lot No. 37 on the Plan of GOV MCMILLINS PLAN OF SUBDIVISION OF THE OLD STATE PRISON LANDS, of record in Book 161, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J.D. Eatherly, by Warranty Deed from A & M Properties, a Tennessee general partnership, dated December 10, 2001, of record in Instrument No. 20020416-0046673, and being further conveyed to 1516 Church Street Properties, a Tennessee General Partnership, by Quit Claim Deed from J.D. Eatherly, of record in Instrument No. 20080103-0056239, Register's Office for Davidson County, Tennessee.