Davidson County DEEDWARR
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Prepared By:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Wall 2 Wall Ventures, LLC 4515 Harding Pike, Suite 315 Nashville, TN 37205	SAME	04000020200 (Tract I) 06002000900 (Tract II) 09311018800 (Tract III)

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, T & W Amusement Company, a Tennessee corporation, being the same entity as T & W Amusement Company, Inc. hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Wall 2 Wall Ventures, LLC, a Tennessee limited liability company, the GRANTEE herein, its heirs, successors and assigns, three (3) tracts of land in Davidson, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE and to HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

1. The Davidson County real property taxes for 2008, which have been prorated between the parties.

2. All matters indicated on the unrecorded survey of Crawford Land Surveyors, P.C., dated May 8, 1996 (Tract I).

3. Easements to Southern Bell Telephone and Telegraph Co. of record in Book 756, page 542 and Book 875, page 12, RODC (Tract I).

4. Easements to Tennessee Natural Gas Lines, Inc. of record in Book 1333, page 162 and Book 1318, page 643, RODC (Tract I).

5. Easement to Nashville Gas Company of record in Book 2137, page 361, RODC (Tract I)

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, page 629, RODC (Tract I).

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7614, page 31, RODC (Tract I).

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Bok 8280, page 956, RODC (Tract I).

9. Restrictive covenants as set forth in Warranty Deed of record in Book 10066, page 597, RODC (Tract I).

10. All matters indicated on the Plan of Laverne Acres, of record in Plat Book 2330, page 14, RODC (Tract II).

11. An Agreed Order of Possession for a right of way easement, of record in Book 7295, page 961, RODC (Tract II).

12. A Warranty Deed conveying a right of way easement, of record in Book 9859, page 671 , RODC (Tract II).

13. An Agreed Final Order for a right of way easement, of record in Book 11472, page 956, RODC (Tract II).

14. All matters indicated on the Plan of Rutledge's Addition to South Nashville, of record in Plat Book 21, page 73, RODC (Tract III).

GRANTOR further covenants and binds itself, its heirs, successors and assigns to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

Whenever 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 its hand this 19th day of June, 2008, by its duly authorized officer.

T & W AMUSEMENT COMPANY

By: _____

Its: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Donald Wall, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Vice President of T & W Amusement Company, the bargainor, a corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 19th day of June, 2008.

Notary Public

My Commission Expires: 8/23/11

STEPHEN C. STANTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 388,600.00.

Melissa Wall
Affiant

Sworn to and subscribed before me this 19th day of June, 2008.

Notary Public

My Commission Expires: September 19, 2009

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

TRACT I

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of Whites Creek Pike south of Old Hickory Boulevard and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

BEGINNING at a point in the southwest corner of Gary B. Thompson Subdivision as recorded in Deed Book 8672, Page 148, and of record in Plat Book 8250, Page 159, R.O.D.C., and the northwest cornar of Tract 2;

Thence, with said Gary B. Thompson Subdivison S 84° 56' 04" E 184.70 feet to a point in the west line of Ottis B. Beard and wife as recorded in Deed Book 3877, Page 647, R.O.D.C., and the southeast corner of Gary B. Thompson Subdivision;

Thence, leaving said Gary B. Thompson Subdivision, S 01° 09' 58" W 60.62 feet to a point in the southwest corner of Ottis B. Beard and wife;

Thence, with Ottis B. Beard and wife, N 88° 22' 49" E 118.93 feet to a point in the southwest corner of Rodney Allen Busby and wife as recorded in Deed Book 7049, Page 648, R.O.D.C.;

Thence, with Rodney Allen Busby and wife, N 85° 33' 10" E 115.41 feet to a point in the southwest corner of Carl Krantz, Sr., as recorded in Deed Book 7588, Page 203, R.O.D.C.;

Thence, with Carl Krantz, Sr., N 83° 20' 18" E, 22.95 feet to a point in the northwest corner of Precision Plumbing as recorded in Deed Book 9447, Page 232;

Thence, leaving Carl Krantz, Sr., with Precision Plumbing, S 4° 09' 49" W 247.58 feet to a point;

Thence, S 84° 07' 30" E 279.06 feet to a point in the southeast corner of Reece H. Thompson as recorded in Deed Book 5511, Page 773, R.O.D.C., and in the westerly margin of Whites Creek Pike, 545 feet, more or less, south of the centerline of Old Hickory Boulevard;

Thence, leaving said Reece H. Thompson with the westerly margin of Whites Creek Pike, S 5° 19' 25" E 140.00 feet to a point;

Thence, leaving said westerly margin of Whites Creek Pike, S 88° 25' 52" W 686.50 feet to a point;

Thence, N 03° 01' 09" W 496.33 feet to the point of beginning, [redacted]

BEING the same property conveyed to T & W Amusement Company, Inc., by Warranty Deed from Nathan Wall and wife Patricia Wall, of record in Book 10165, page 557, Register's Office for Davidson County, Tennessee.

This is unimproved property on Whites Creek Pike, Nashville, Tennessee 37189.

TRACT II

Being Lot No. 10 on the Plan of Laverne Acres, of record in Book 2330, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to T & W Amusement Company, Inc., by Warranty Deed from Paul M. Finholt and wife, Judy T. Finholt, of record in Book 6489, page 602, Register's Office for Davidson County, Tennessee.

This is improved property known as 400 Ewing Lane, Nashville, Tennessee 37207.

Also known as 3046-3050 Brick Church Pike, Nashville, Tennessee 37207

TRACT III

Being part of lot No. 61 on the Plan of Rutledge's Addition to South Nashville, as of record in book 21, page 73, Register's Office for said County, described as follows:
Beginning on the southwesterly margin of Hermitage Avenue, formerly Fillmore, Street or the Lebanon Pike, at the corner of lots Nos. 61 and 62; thence with the line between said two lots, southwestwardly 150 feet to the northeasterly margin of an alley; thence with said alley, southeastwardly 25 feet; thence at right angles, northeastwardly 52 feet; thence at right angles, southeastwardly 25 feet to the dividing line between lots Nos. 60 and 61; thence with said dividing line, northeastwardly 98 feet to the southwesterly margin of Hermitage Avenue; thence with said Avenue, northwestwardly 50 feet to the beginning.

BEING the same property conveyed to T & W Amusement Company by Warranty Deed from Jewell B. Cook Davis, of record in Book 3576, page 497, said Register's Office.

This is improved property known as 43 Hermitage Avenue, Nashville, Tennessee 37210.