Davidson County DEEDWARR
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Fees:13.00 Taxes:6290.00

20080731-0078481

Box 44

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Leigh Ann Skillington ("GRANTOR")

TO: Richard H. Watts Family Limited Partnership ("GRANTEES")

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Richard H. Watts, General Partner of The Richard H. Watts Family Limited Partnership 8808 South Mt. Juliet Road Hermitage, TN 37076	Richard H. Watts, General Partner of The Richard H. Watts Family Limited Partnership 8808 South Mt. Juliet Road Hermitage, TN 37076	10502027300

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of One Million Seven Hundred Thousand and No/100's Dollars ($1,700,000.00) and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Leigh Ann Skillington, a single lady, has bargained and sold, and by these presents does transfer and convey unto Richard H. Watts Family Limited Partnership, a Tennessee limited partnership, 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 Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point, the intersection of the east right-of-way line of Eighth Avenue South and the north right-of-way line of Archer Street; thence with the east right-of-way of Eighth Avenue, North 01 degrees 53 minutes 00 seconds West, 110.59 feet to a point; thence North 88 degrees 07 minutes 00 seconds East, 7.50 feet to a point, the end of the South right-of-way return of Alley 389; thence with Alley 389, on a curve to the right, the central angle of which is 90 degrees 06 minutes 00 seconds, the radius of which is 20.00 feet, the chord of which 43 degrees 10 minutes 00 seconds east, 28.31 feet, along the curve distance of 31.45 feet to a point; thence North 88 degrees 47 minutes 40 seconds East, 130.51 feet to a point, the intersection of the South right-of-way line of Alley 389 and the west right-of-way of Alley 402; thence with the west right-of-way line of Alley 402, South 01 degrees 36 minutes 00 seconds west, 53.16 feet to the southwesterly end of Alley 402; thence south 82 degrees 41 minutes 57 seconds East, 15.18 feet to a point, the southeasterly end of Alley 402; thence with the East right-of-way line of Alley 402, North 01 degrees, 36 minutes 00 seconds East, 66.86 feet to a point, a corner common with Bu-Sum Realty Co., in the East right-of-way line of Alley 402; thence with Bu-Sum Realty Co., North 88 degrees 13 minutes 00 seconds East, 160.03 feet to a point a corner common with Bu-Sum Realty Co., in the West right-of-way line of Interstate Highway 65; thence with the West right-of-way line of Interstate Highway 65, south 01 degrees 59 minutes 41 seconds East, 194.92 feet to a point, the intersection of the West right-of-way line of Interstate Highway 65 and the North right-of-way line of Archer Street; thence with the North right-of-way line of Archer Street, North 82 degrees 41 minutes 57 seconds west, 343.91 feet to the point of beginning. Containing 54,035 Square Feet, (1.24 Acres) more or less.

TOGETHER WITH AN ALLEY CLOSING IN ORDINANCE NOS. 046-358 AND 094-1023 FILED WITH THE METROPOLITAN COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM are all rights of ingress and egress to a line in the westerly margin of 7th Avenue South beginning at point 100 feet northerly from the northerly margin of Archer Street and running north 1 degree 49 minutes east 97 feet to the southeast corner of property conveyed to Bu-Sum Realty Company, as described in deed from Colony Cleaners, Inc. to the State of Tennessee for the benefit of the Department of Highways, of record in Book 4444, page 162, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM are all rights of ingress and egress to a line being in the westerly margin of 7th Avenue South beginning at a point in the north margin of Archer Street and extending north 1 degree 49 minutes 100 feet to the southeast corner of property of Colony Cleaners , as described in deed from

Family Service Laundry, Inc. to the State of Tennessee for the benefit of the Department of Highways, of record in Book 4444, page 185, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leigh Ann Skillington from The Dorsey Group by Special Warranty Deed dated September 30, 2005, of record as Instrument No. 20050930-0117859, Register's Office for Davidson County, Tennessee.

This is improved property known as 930 Eighth Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard H. Watts Family Limited Partnership, its successors and assigns, forever.

And she does covenant with the said the Richard H. Watts Family Limited Partnership that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as follows:

1. 2008 Davidson County Real Property Taxes, a lien, not yet due and payable.
2. Easement(s) to the Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 5583, page 105, Register's Office for Davidson County, Tennessee.
3. Easement to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4484, Page 228, and Book 4484, page 231, said Register's Office.
4. Easement(s) to City of Nashville, as set forth in instrument recorded in Book 1854, page 200, said Register's Office.
5. Right of Ingress and Egress conveyed to the State of Tennessee of record in Book 4444, page 162, and Book 4444, page 185, said Register's Office.
6. Easements retained by Metropolitan Government of Nashville and Davidson County in Ordinance Nos. 46-358 and 94-1023 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

And she does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Robert H. Watts Family Limited Partnership, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of July, 2008.

Leigh Ann Skillington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Leigh Ann Skillington, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2008.

NOTARY PUBLIC

My Commission Expires:

BARBARA J. HOLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00

AFFIANT

Subscribed and sworn to before me this 29th day of July, 2008.

NOTARY PUBLIC

Commission Expires:

BARBARA J. HOLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011